

CHAPTER VI  
HOUSING ELEMENT  
1. INTRODUCTION

# Chapter VI: HOUSING ELEMENT

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# CHAPTER VI

## HOUSING ELEMENT

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# Chapter VI

## HOUSING ELEMENT

### 6.1 INTRODUCTION

#### 6.1A Purpose of the Housing Element

The Housing Element is one of the seven mandatory elements of the General Plan. Each element is designed to be consistent with the others. The remaining elements of the City of South Pasadena General Plan are Land Use & Community Design, Circulation & Accessibility, Economic Development & Revitalization, Historic Preservation, Open Space & Resource Conservation, and Safety & Noise.

The California Government Code § 65580 considers the availability of housing, early attainment of decent housing and a suitable living environment for every California family a priority of the highest order. The Housing Element is the only element that is subject to review and "certification" by the state.

State law is more specific about the content of the housing element than the other General Plan elements. The Housing Element identifies and analyzes the existing and projected housing needs and is a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. An important requirement of the Housing Element is that it must assess the housing needs of all economic segments of the community and include an implementation program formulated to meet those needs. In carrying out this responsibility, each local government has the responsibility to consider economic, environmental, and fiscal factors as well as the community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs.

The appropriate Council of Governments (COG) initially determines the community's fair share of the regional housing need. The COG for the Southern California region including South Pasadena is the Southern California Association of Governments (SCAG). The community's share must include both the existing and projected housing needs of the locality. The availability of suitable housing sites must be considered, based not only upon the existing zoning and land use restrictions of the locality, but also based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions. The Housing Element is required to be reviewed as frequently as appropriate in order to evaluate progress made and any changes in conditions affecting housing need. It must be revised as necessary, but not less often than every five years.

#### 6.2B Authorization and Scope

The Housing Element prepared by the City of South Pasadena's Community Development Department, provides a framework for meeting the housing goals of the City and serves as an information document to the current and prospective residents of the community, businesses, and developers. General Plan housing elements first became mandatory in 1969. The City of South Pasadena adopted a Housing Element in 1984.

In addition to the current State Housing Element guidelines, the Land Use Element of the City of South Pasadena General Plan, adopted in 1998, has a major bearing on this Housing Element. The new Land Use Element identifies what housing densities are acceptable in the City and where, and establishes basic housing goals, policies and programs. The Land Use Element also contains plans for each neighborhood of the City, identifying existing and projected housing units and population.



## 6.1C Public Participation

City residents had several opportunities to review and comment on the Housing Element. Study sessions and public hearings were held before the Planning Commission and the City Council. Notification was published in the local newspaper in advance of each hearing and copies of the draft Element were available for review at City Hall and the public library.

## 6.1D California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires that local jurisdictions assess the environmental impacts of any general plan update. Two forms of reports evaluate impacts associated with a general plan: a Master Environmental Impact Report (EIR) and a Negative Declaration. An EIR is required in circumstances where impacts are potentially significant; a Negative Declaration is used where project-related impacts identified in the initial study are not significant or can be mitigated to insignificant levels.

The Housing Element for the South Pasadena General Plan qualifies for a Negative Declaration related to the Environmental Impact Report completed for the General Plan. There are two reasons for reviewing the Housing Element in this manner:

- The Housing Element is a policy document. This element promotes housing to accommodate the needs of South Pasadena residents, but does not grant entitlement to new development. The Housing Element, therefore, does not alter any existing patterns of land use.  
Potential impacts of the Housing Element can not be traced to specific projects or areas. Other elements that involve changes in land use patterns and potential irreversible effects, such as the Land Use, Open Space/Conservation and Circulation, require an EIR. The Housing Element is linked to the EIR previously completed for the General Plan.

## 6.1E Relationship to Other General Plan Elements

The City of South Pasadena General Plan consists of seven (7) elements: 1) Land Use & Community Design; 2) Circulation & Accessibility; 3) Economic Development & Revitalization Element; 4) Historic Preservation; 5) Open Space & Resource Conservation; 6) Housing; and 7) Safety & Noise. The Housing Element builds upon the other General Plan elements and is consistent with the policies and goals set forth by the Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of environmental constraints in the Housing Element is based on information from the Safety & Noise Elements.



## 6.2 HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal for South Pasadena. To accomplish this goal, an assessment of the housing needs of the community and region must first be conducted. The following Needs Assessment section of the Housing Element describes and analyzes the demographic, socio-economic, and housing characteristics of South Pasadena in an effort to determine the nature and extent of the City's specific housing needs.

### 6.2A Population Characteristics

The characteristics of a city's population are important factors affecting the housing market in the community. Issues such as population growth, age, race/ethnicity, and employment all help determine the city's housing needs.

Table VI-1 compares the population estimates of the City of South Pasadena and Los Angeles County from 1970 to 1998. The 1970, 1980 and 1990 figures are provided by the U.S. Census and the rest estimated by the Department of Finance. The City's population has increased from 1970 to 1998 by 10.54%, an average annual growth of 0.36%. The 1998 figure reveals a population of 25,400. The City's population has been a small percentage of the County's population representing an average of 0.29% since 1970. According to The County of Los Angeles Department of Regional Planning, the City of South Pasadena, with an area of 3.470 square miles and density of 6,898 persons per square mile, ranked 41 in density among all the 86 cities in Los Angeles County.

Table VI-1  
HISTORIC POPULATION ESTIMATES  
1970 - 1998

| YEAR    | CITY OF SOUTH PASADENA |                      |                          | LA COUNTY  |                             |
|---------|------------------------|----------------------|--------------------------|------------|-----------------------------|
|         | POPULATION             | PERCENT<br>OF COUNTY | AVERAGE<br>ANNUAL GROWTH | POPULATION | AVERAGE<br>ANNUAL<br>GROWTH |
| 1970    | 22,979                 | 0.33%                |                          | 7,041,980  |                             |
| 1980    | 22,681                 | 0.30%                | -0.52%                   | 7,477,421  | 1.51%                       |
| 1990    | 23,936                 | 0.27%                | 0.78%                    | 8,832,500  | 1.45%                       |
| 1998    | 25,400                 | 0.26%                | 1.20%                    | 9,603,300  | 1.40%                       |
| Average |                        | 0.29%                | 0.36%                    |            | 1.12%                       |

Source: California Department of Finance



Table VI-2 describes the population's ethnic composition, age, and gender structure as provided by the 1990 Census. Whites are the main ethnic group comprising 62.29% of the population. Asians and Hispanics are the second and third largest ethnic groups, respectively. The median age of the City's population is 33.8. Senior citizens comprise 12.18% of the population. Finally, the table estimates the concentration of women to be 53% of the population.

Table VI-2  
POPULATION CHARACTERISTICS  
1990

| CITY OF SOUTH PASADENA            | 1980    |        | 1990    |        |
|-----------------------------------|---------|--------|---------|--------|
|                                   | PERSONS | % POP. | PERSONS | % POP. |
| TOTAL POPULATION:                 | 22,681  | 100%   | 23,936  | 100%   |
| ETHNIC MIX:                       |         |        |         |        |
| White                             | 16,998  | 74.94% | 14,909  | 62.29% |
| Black                             | 469     | 2.07%  | 705     | 2.95%  |
| Hispanic Origin                   | 2,330   | 10.27% | 3,213   | 13.42% |
| American Indian, Eskimo, or Aleut | 0       | 0%     | 73      | 0.30%  |
| Asian or Pacific Islander         | 2,600   | 11.46% | 5,002   | 20.90% |
| Other race                        | 284     | 1.25%  | 34      | 0.14%  |
| AGE STRUCTURE:                    |         |        |         |        |
| 0-17                              | 4,872   | 21.48% | 5,380   | 22.48% |
| 18-64                             | 14,573  | 64.25% | 15,641  | 65.34% |
| 65+                               | 3,236   | 14.27% | 2,915   | 12.18% |
| Median Age: 33.8                  |         |        |         |        |
| SEX:                              |         |        |         |        |
| Male                              | 10,511  | 46.3%  | 11,250  | 47.00% |
| Female                            | 12,170  | 53.7%  | 12,686  | 53.00% |

Source: 1980 and 1990 Census, Database C90STF1A



## 6.2B Employment Characteristics

According to the 1990 Census, 13,509 South Pasadena residents were in the labor force. The labor force includes employed and unemployed persons aged 16 years and over. This represents a labor force participation rate of 56%. Table VI-3 exhibits the City's 1990 employment trends. More than half of the population of employed persons 16 years of age and older are engaged in managerial and profession specialty occupations. Technical, sales, and administrative support occupations comprise the second largest occupational group.

Table VI-3  
1990 OCCUPATIONS  
EMPLOYED PERSONS 16 YEARS OF AGE AND OVER

| OCCUPATION, CITY OF SOUTH PASADENA                     | PERSONS | PERCENT OF TOTAL |
|--------------------------------------------------------|---------|------------------|
| Managerial and professional specialty:                 | 6,959   | 51.51%           |
| Executive, administrative, and managerial              | 2,943   | 21.79%           |
| Professional specialty occupations                     | 4,016   | 29.73%           |
| Technical, sales, and administrative support:          | 4,499   | 33.30%           |
| Technicians and related support                        | 549     | 4.06%            |
| Sales occupations                                      | 1,676   | 12.41%           |
| Administrative support occupations, including clerical | 2,274   | 16.83%           |
| Service:                                               | 917     | 6.79%            |
| Private household                                      | 57      | 0.42%            |
| Protective service                                     | 168     | 1.24%            |
| Service occupations, except protective and household   | 692     | 5.12%            |
| Farming, forestry, and fishing                         | 59      | 0.44%            |
| Precision production, craft, and repair                | 632     | 4.68%            |
| Operators, fabricators, and laborers:                  | 443     | 3.28%            |
| Machine operators, assemblers, and inspectors          | 186     | 1.38%            |
| Transportation and material moving                     | 174     | 1.29%            |
| Handlers, equipment cleaners, helpers, and laborers    | 83      | 0.61%            |
| Total persons                                          | 13,509  | 100.00%          |

Source: 1990 Census, Database 90STF3A

As of 1997, the State Department of Finance reports an unemployment rate for the City at 2.10%, 1.7% lower than the countywide unemployment rate of 3.8%.

Table VI-4  
EMPLOYMENT RATES

| YEAR | LABOR FORCE | EMPLYMNT | UNEMPLY NO. | UNEMPLY RATE |
|------|-------------|----------|-------------|--------------|
| 1996 | 13,150      | 12,720   | 430         | 3.30%        |
| 1997 | 14,020      | 13,730   | 290         | 2.10%        |

Source: State of California Employment Development Department



South Pasadena is primarily a suburban residential community, and therefore, has a relatively small employment base. Even though the employment base is projected to increase between 2000 and 2020, the estimated employment base for 2010 is only 9,324, far less than the 127,108 jobs projected for its neighboring city of Pasadena in 2010. Based upon this information, it is clear that employment growth within the City will not be a major stimulus to housing demand.

A general measure of the balance of a community's employment opportunities with the needs of its residents is through a "jobs-housing balance" test. A balanced community would have a match between employment and housing opportunities allowing most of the residents to work in the community. SCAG data indicates that there were 8,755 jobs and 10,232 occupied housing units in South Pasadena in 1990. These figures translate to a jobs-housing ratio of .85, which is indicative of the relatively small employment base in the City.

## 6.2C Household Characteristics

The characteristics of households provide important information about the housing needs in a community. Income and affordability are best measured and examined at the household level, as are the special needs of certain groups such as large-family households or female-headed households.

- Household Composition and Size

The U.S. Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a city.

According to the 1990 U.S. Census, 58% percent of the 10,232 households in South Pasadena were family households. This proportion is less than that of Los Angeles County as a whole where 68% percent of all households consisted of families. Single-person households comprise 34% of all households representing the largest segment of households in South Pasadena.

Table VI-5  
PERSONS PER HOUSEHOLD - 1990

| Persons Per Household | 1980  | 1990   |
|-----------------------|-------|--------|
| 1 person              | 3,775 | 3,531  |
| 2 persons             | 3,083 | 3,254  |
| 3 persons             | 1,318 | 1,441  |
| 4 persons             | 1,013 | 1,206  |
| 5 persons             | 470   | 499    |
| 6 persons             | 203   | 179    |
| 7 or more persons     | 122   | 122    |
| Total                 | 9,984 | 10,232 |

Source: 1990 Census, Database C90STF1A



Household size is defined as the number of persons living in a housing unit. A visible change in the average household size over time reflects a change in the household composition of a city. For example, a city's average household size will increase over time if there is a trend towards larger families. In a community with a growing number of elderly households, the average household size will usually decline.

Table VI-6  
AVERAGE HOUSEHOLD SIZE

| Location           | Persons Per Household |       |
|--------------------|-----------------------|-------|
|                    | 1990                  | 1999  |
| South Pasadena     | 2.314                 | 2.473 |
| Alhambra           | 2.834                 | 3.117 |
| Pasadena           | 2.532                 | 2.701 |
| San Marino         | 2.975                 | 3.191 |
| Los Angeles County | 2.907                 | 3.109 |

Source: State Department of Finance

Between 1990 and 1999, the average household size in South Pasadena has increased slightly from 2.314 to 2.473 persons per household. This increase is less than the increases experienced at all three adjacent cities and the County. According to the State Department of Finance, the estimated household size in 1999 was 2.473 persons. This is less than the estimates for Los Angeles County and all three surrounding cities.

- Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding occurs primarily because households "double-up" to afford high rents and because of a lack of available housing units of adequate size to accommodate a growing number of families with larger numbers of children. Units with more than 1.5 persons per room are considered highly overcrowded and should be recognized as a significant housing problem. Table VI-7 indicates the number of persons per housing units in the City in 1990.

Table VI-7  
PERSONS PER OCCUPIED UNIT - 1990

| PERSONS IN<br>OCCUPIED UNIT                    | OWNER- OCCUPIED |         | RENTER- OCCUPIED |         | TOTAL OCCUPIED |         |
|------------------------------------------------|-----------------|---------|------------------|---------|----------------|---------|
|                                                | UNITS           | PERCENT | UNITS            | PERCENT | UNITS          | PERCENT |
| 1 Person                                       | 908             | 19.99%  | 2623             | 46.11%  | 3531           | 34.51%  |
| 2 Persons                                      | 1468            | 32.31%  | 1786             | 31.39%  | 3254           | 31.80%  |
| 3 Persons                                      | 794             | 17.48%  | 647              | 11.37%  | 1441           | 14.08%  |
| 4 Persons                                      | 801             | 17.63%  | 405              | 7.12%   | 1206           | 11.79%  |
| 5 Persons                                      | 348             | 7.66%   | 151              | 2.65%   | 499            | 4.88%   |
| 6 Persons                                      | 136             | 2.99%   | 43               | 0.76%   | 179            | 1.75%   |
| 7 Persons or more                              | 88              | 1.94%   | 34               | 0.60%   | 122            | 1.19%   |
| Total                                          | 4543            | 100.00% | 5689             | 100.00% | 10232          | 100.00% |
| Persons Per Occupied Housing Unit: 2.31        |                 |         |                  |         |                |         |
| Persons Per Owner-Occupied Housing Unit: 2.79  |                 |         |                  |         |                |         |
| Persons Per Renter-Occupied Housing Unit: 1.94 |                 |         |                  |         |                |         |

Source: 1990 Census, Database C90STF1A



Of all occupied units in the City, the average number of persons per unit is 2.31. About 66% of all occupied housing units in the City are inhabited by households consisting of only 1-2 persons. Roughly 92% of all occupied units in the City are occupied by fewer than 5 persons.

Table VI-8 identifies the number of persons per room by owner- and rental-occupied units. About 94% of all occupied units have one or less person per room. Renter-occupied units have more incidents of overcrowding (2.1%) than owner-occupied units (less than 1%).

Table VI-8  
PERSONS PER ROOM - 1990

| PERSONS<br>PER ROOM | OWNER- OCCUPIED |         | RENTER- OCCUPIED |         | TOTAL OCCUPIED |         |
|---------------------|-----------------|---------|------------------|---------|----------------|---------|
|                     | UNITS           | %       | UNITS            | %       | UNITS          | %       |
| 0.50 or Less        | 3311            | 72.88%  | 3757             | 66.04%  | 7068           | 69.08%  |
| 0.51 to 1.00        | 1032            | 22.72%  | 1544             | 27.14%  | 2576           | 25.18%  |
| 1.01 to 1.50        | 133             | 2.93%   | 174              | 3.06%   | 307            | 3.00%   |
| 1.51 to 2.00        | 49              | 1.08%   | 148              | 2.60%   | 197            | 1.93%   |
| 2.01 or More        | 18              | 0.40%   | 66               | 1.16%   | 84             | 0.82%   |
| Total               | 4,543           | 100.00% | 5,689            | 100.00% | 10,232         | 100.00% |

Source: 1990 Census, Database C90STF1A

A total of 281 units in the City suffer from overcrowding of 1.51 or more persons per room. This represents 75% of the households in South Pasadena. Given such low percentages, it is evident that overcrowding is not a significant housing problem in the City.

- Household Income and Income Distribution

Income is a major factor influencing the demand for housing and to a large extent, reflects the affordability of housing in a community. According to the 1990 Census, the City of South Pasadena had a median household income of \$43,043 in 1989, which is higher than the Los Angeles County median income of \$34,965. Table VI-9 shows the distribution of household income among the population.

Table VI-9  
HOUSEHOLD INCOME - 1990

| HOUSEHOLD INCOME                          | PERSONS | PERCENT OF<br>TOTAL POPULATION |
|-------------------------------------------|---------|--------------------------------|
| Less than \$5,000                         | 277     | 2.70%                          |
| \$5,000 to \$9,999                        | 339     | 3.30%                          |
| \$10,000 to \$12,499                      | 302     | 2.94%                          |
| \$12,500 to \$14,999                      | 254     | 2.47%                          |
| \$15,000 to \$17,499                      | 272     | 2.65%                          |
| \$17,500 to \$19,999                      | 206     | 2.01%                          |
| \$20,000 to \$22,499                      | 443     | 4.32%                          |
| \$22,500 to \$24,999                      | 307     | 2.99%                          |
| \$25,000 to \$27,499                      | 379     | 3.69%                          |
| \$27,500 to \$29,999                      | 355     | 3.46%                          |
| \$30,000 to \$32,499                      | 509     | 4.96%                          |
| \$32,500 to \$34,999                      | 334     | 3.25%                          |
| \$35,000 to \$37,499                      | 302     | 2.94%                          |
| \$37,500 to \$39,999                      | 347     | 3.38%                          |
| \$40,000 to \$42,499                      | 452     | 4.40%                          |
| \$42,500 to \$44,999                      | 251     | 2.45%                          |
| \$45,000 to \$47,499                      | 262     | 2.55%                          |
| \$47,500 to \$49,999                      | 259     | 2.52%                          |
| \$50,000 to \$54,999                      | 597     | 5.82%                          |
| \$55,000 to \$59,999                      | 487     | 4.74%                          |
| \$60,000 to \$74,999                      | 854     | 8.32%                          |
| \$75,000 to \$99,999                      | 1063    | 10.36%                         |
| \$100,000 to \$124,999                    | 570     | 5.55%                          |
| \$125,000 to \$149,999                    | 247     | 2.41%                          |
| \$150,000 or more                         | 597     | 5.82%                          |
| Total Households                          | 10,265  | 100.00%                        |
| 1989 Median Household Income:<br>\$43,043 |         |                                |
| 1989 Per Capita Income: \$26,106          |         |                                |
| Source: 1990 Census, Database 90STF3A     |         |                                |



In South Pasadena, 43 percent of all households have above moderate incomes. Over 50 percent of all households have incomes above 120 percent of the County median. The following table compares South Pasadena's household composition by income group with the County.

Table VI-10  
HOUSEHOLDS BY INCOME GROUP

| INCOME GROUP                                      | SOUTH PASADENA |         | LA COUNTY  |         |
|---------------------------------------------------|----------------|---------|------------|---------|
|                                                   | Households     | %       | Households | %       |
| VERY LOW INCOME:<br>Less than \$19,999            | 1,650          | 16.07%  | 831,512    | 27.8%   |
| LOW INCOME:<br>Between \$20,000 and \$34,999      | 2,327          | 22.67%  | 666,892    | 22.3%   |
| MODERATE INCOME:<br>Between \$35,000 and \$49,999 | 1,873          | 18.25%  | 518,283    | 17.3%   |
| ABOVE MODERATE<br>INCOME:<br>Above \$50,000       | 4,415          | 43.01%  | 977,656    | 32.6%   |
| Total Households                                  | 10,265         | 100.00% | 2,994,343  | 100.00% |

Source: 1990 Census, Database C90STF3A

As indicated above, the upper income share of South Pasadena's households is greater than that of the County's households.

## 6.2D Regional Housing Needs Assessment (RHNA)

The State Department of Housing and Community Development (HCD) has developed the following income categories based on Median Family Income (MFI). The Los Angeles County numbers are as follows for a four-person household:

- Very low income: Household income of 50 percent of the county median income.
- Low income: Household income is between 50 and 80 percent of the county median income.
- Median income: Household income is two times the very low-income limit.
- Moderate income: Household income is 120 percent of median income limit.

The following table identifies income limits based on the above income groups:

Table VI-11  
HCD INCOME LIMITS - 1998

| INCOME GROUP    | INCOME LIMITS                        |
|-----------------|--------------------------------------|
| Very Low Income | Income less than \$25,650            |
| Lower Income    | Income between \$25,650 and \$41,050 |
| Median Income   | Income between \$41,050 and \$51,300 |
| Moderate Income | Income between \$51,300 and \$61,550 |

Source: HCD, Division of Housing Policy Development

Existing housing need is evaluated based on overpayment by lower income households and the need to raise vacancy rates in the jurisdiction to a level at which the market would operate freely. The methodology used to determine the future need considers the growth in number of households expected, the need to achieve ideal vacancy rates, and compensation for anticipated demolition.



The City must use the numbers allocated by SCAG under the RHNA to identify measures, policies and ordinances which are consistent with meeting these new construction goals. They are not meant to be a quota for development. In other words, the City must make it possible for units to be built but is not obligated to build any of the units. Based on the 1999 RHNA, South Pasadena has a new construction need for 206 units between 2000 and 2005. Table VI-12 identifies South Pasadena's housing growth need based on income group.

Table VI-12  
NEW CONSTRUCTION NEED 2000-2005

| Income Group          | Number of New Units | Percentage |
|-----------------------|---------------------|------------|
| Very Low Income       | 35                  | 17%        |
| Low Income            | 31                  | 15%        |
| Moderate Income       | 45                  | 22%        |
| Above Moderate Income | 95                  | 46%        |
| Total                 | 206                 | 100%       |

Source: SCAG Regional Housing Needs Assessment 1999

In sum, based on the RHNA, South Pasadena should provide a total of 206 new housing units over the next five-year period, including 35 very low-, 31 low-, 45 moderate-, and 95 above moderate-income units.

## 6.2E Special Needs Groups

This section reviews the characteristics of households with special housing needs, including disabled persons, the elderly, large families, farm workers, female-headed households, and the homeless. Table VI-13 summarizes the numbers of households or persons in each of these special needs groups in South Pasadena.

Table VI-13  
SPECIAL NEEDS GROUPS

| Special Need Group                      | Number of Persons or Households | % of Total Population or Total Households |
|-----------------------------------------|---------------------------------|-------------------------------------------|
| Elderly households (65 years and older) | 2,915                           | 28%                                       |
| Living Alone                            | 890                             | 8.7%                                      |
| Large households (5 or more member)     | 800                             | 8%                                        |
| Female-headed households                | 2,859                           | 28%                                       |
| With Children                           | 565                             | 5.5%                                      |
| Disabled persons (16 years and over)    | 2,292                           | 9.6%                                      |
| 16 to 64 years old                      | 1,097                           | 4.6%                                      |
| 65 and over                             | 1,195                           | 5%                                        |
| Farmworkers                             | 59                              | <1%                                       |
| Homeless persons*                       | Approx. 15                      | <1%                                       |

Source: 1990 U.S. Census

\*South Pasadena Police Department



### *Disabled Households*

Physical and mental disabilities can hinder access to traditionally designed housing units and other facilities as well as potentially limit the ability to earn income. The 1990 Census identified 1,493 persons aged 16 and over with work disabilities and 240 persons with mobility and self-care limitations in the City of South Pasadena. Work disability is responsible for 65% of all disability types. Work disability is roughly the same in both age categories. The following table identifies persons with work and/or mobility disabilities by age in South Pasadena.

Table VI-14  
PERSONS WITH WORK AND/OR MOBILITY DISABILITIES BY AGE - 1990

| TYPE OF DISABILITY                                                | AGE 16 TO 64 |        | AGE 65 AND OVER |        |
|-------------------------------------------------------------------|--------------|--------|-----------------|--------|
|                                                                   | NO.          | %      | NO.             | %      |
| Work Disability                                                   | 777          | 70.83% | 716             | 59.92% |
| Male                                                              | 388          | 49.94% | 150             | 20.95% |
| Female                                                            | 389          | 50.06% | 566             | 79.05% |
| Mobility and Self-Care Limitation                                 | 106          | 9.66%  | 134             | 11.21% |
| Male                                                              | 47           | 44.34% | 42              | 31.34% |
| Female                                                            | 59           | 55.66% | 92              | 68.66% |
| Work Disability Status by Mobility or Self-Care Limitation Status | 214          | 19.51% | 345             | 28.87% |
| Male                                                              | 72           | 33.64% | 62              | 17.97% |
| Female                                                            | 142          | 66.36% | 283             | 82.03% |
| Total                                                             | 1,097        | 47.86% | 1,195           | 52.14% |

Source: 1990 U.S. Census

Physically disabled persons generally require modifications to the housing units, such as wheelchair ramps, elevators in multi-level buildings, wide doorways, accessible cabinetry, and modified fixtures and appliances. If the disability prevents the person from operating a vehicle, then proximity to services and access to public transportation are important. Severely physically disabled persons may also require nursing or care facilities.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Currently, housing units that are accessible to the disabled are limited in supply. In addition to the development of new units for the disabled, rehabilitation assistance can also be provided to disabled renters and homeowners to modify existing units to improve accessibility. Accessible housing can further be provided through senior housing developments.

The physical modification of housing is not necessary to accommodate mentally disabled persons, but they will generally require special services and monetary support. Since jobs and incomes are often limited to such individuals, affordable housing is important. Group homes with a live-in resident assistant may be one solution to provide the mentally disabled with affordable housing.

### *Elderly Households*

Most elderly households have special needs because of their relatively low, fixed incomes, physical disabilities, and dependency needs. Specifically, persons 65 years of age and older have four main concerns:



1. *Income:* People aged 65 and older are usually retired and living on a limited income.
2. *Housing:* Many seniors live alone in three and four bedroom houses.
3. *Health Care:* Seniors are more likely to be in ill health and require hospital visits or stays.
4. *Transportation:* Many of the elderly rely on public transportation. Also, seniors with disabilities require alternative transportation.

According to the 1990 Census, the City of South Pasadena has 2,915 persons living in households of persons aged 65 and over and 1,879 households headed by persons 65 years of age or older. Table VI-15 illustrates that of these elderly households, 62.37% own their residence.

Table VI-15  
HOUSING UNIT TENURE BY AGE OF HOUSEHOLDER - 1990

| AGE               | UNITS | PERCENT |
|-------------------|-------|---------|
| OWNER-OCCUPIED    |       |         |
| 15 to 24 Years    | 31    | 0.68%   |
| 25 to 34 Years    | 437   | 9.62%   |
| 35 to 44 Years    | 1,040 | 22.89%  |
| 45 to 54 Years    | 989   | 21.77%  |
| 55 to 64 Years    | 874   | 19.24%  |
| 65 to 74 Years    | 550   | 12.11%  |
| 75 Years and Over | 622   | 13.69%  |
| Total Units       | 4,543 | 100.00% |
| RENTER-OCCUPIED   |       |         |
| 15 to 24 Years    | 461   | 8.10%   |
| 25 to 34 Years    | 2,163 | 38.02%  |
| 35 to 44 Years    | 1,485 | 26.10%  |
| 45 to 54 Years    | 519   | 9.12%   |
| 55 to 64 Years    | 354   | 6.22%   |
| 65 to 74 Years    | 339   | 5.96%   |
| 75 Years and Over | 368   | 6.47%   |
| Total Units       | 5,689 | 100.00% |

Source: 1990 Census, Database C90STF3A



Table VI-16 demonstrates the housing characteristics of elderly persons in 1990. Approximately 58% of the elderly live in family households, 33% in non-family households and 8% in group quarters. About 30.5% of the elderly live alone, of which 24% are women.

Elderly housing needs include affordable housing that is close to commercial shopping areas, medical facilities, and public transportation services. As seniors are less able to keep up with the demands of home ownership and seek apartments or condominiums, the housing units they vacate may represent a large stock that may soon be available to other buyers.

Table VI-16  
HOUSEHOLD CHARACTERISTICS OF PERSONS AGED 65 AND OVER - 1990

| HOUSEHOLD TYPE AND RELATIONSHIP                    | PERSONS | PERCENT |
|----------------------------------------------------|---------|---------|
| In Family Households:                              | 1,706   | 58.52%  |
| Householder                                        | 866     | 29.71%  |
| Spouse                                             | 538     | 18.46%  |
| Other Relatives                                    | 282     | 9.67%   |
| Non-relatives                                      | 20      | 0.69%   |
| In Nonfamily Households:                           | 971     | 33.31%  |
| Male householder living alone                      | 180     | 6.17%   |
| Male householder not living alone                  | 23      | 0.79%   |
| Female householder living alone                    | 710     | 24.36%  |
| Female householder not living alone                | 30      | 1.03%   |
| Nonrelatives                                       | 28      | 0.96%   |
| In Group Quarters:                                 | 238     | 8.16%   |
| Institutionalized persons                          | 233     | 7.99%   |
| Other persons in group quarters                    | 5       | 0.17%   |
| Total Persons in Households of Persons 65 And Over | 2,915   | 100.00% |

Source: 1990 Census, Database C90STF1A

South Pasadena offers a number of apartment complexes and assisted living facilities for senior residents for its relatively small population. Living facilities include the Golden Oaks Apartments (65 units of independent living), Prospect Manor (47 units of semi-independent living), Meridian Manor (6 beds of assisted living), South Pasadena Hospice (14 beds), and Prospect Manor (99 beds of both independent and semi-independent living).

South Pasadena has a Senior Center that serves as a meeting place and service center for seniors in the community. The wide range of services offered at the Center include daily lunches, interest classes, recreational activities, and health services, such as health assessments, blood pressure measurement. The Senior Center also operates a Dial-A-Ride Program, providing South Pasadena senior citizens transportation anywhere within the city limits, to nearby medical offices, and to Huntington Memorial Hospital.

#### *Farm workers*

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable seasonal nature of their job.



As previously shown in Table VI-13, there are 59 people in South Pasadena employed in farming, forestry, and fishing occupations in 1990. These individuals accounted for less than 1 percent of the City's employed residents. Given that there are so few persons employed in agricultural-related industries, the City can address their housing needs through its overall programs for housing affordability; there is no need to create and administer a special program targeting farmworkers.

#### *Female Head of Households*

Single parent, and particularly female-headed households, may experience a variety of housing needs. Such households have a greater need for housing with convenient access to childcare facilities, public transportation, and other public facilities and services. Because the earning power of women is generally less than that of men, single mothers with lower incomes often experience difficulties in finding affordable rental housing large enough to meet their needs.

Table VI-17 provides a detailed breakdown of the City of South Pasadena's household composition in 1990. Five hundred and sixty-five households, 5.52% of all households, are headed by single parent mothers. Single parent father households constitute 1% of all households. According to the 1990 census, 295 (2.8%) of the City's female-headed households are classified as living below the poverty level. It may be assumed that most of these households are overpaying for housing (i.e. more than 30 percent of their income), or are experiencing other unmet housing needs.

Table VI-17  
HOUSEHOLD COMPOSITION - 1990

| HOUSEHOLD SIZE AND TYPE                                         | NO. OF HOUSEHOLDS | % TOTAL HOUSEHOLDS |
|-----------------------------------------------------------------|-------------------|--------------------|
| One Person:                                                     | 3,531             | 34.51%             |
| Male Householder                                                | 1,392             | 13.60%             |
| Female Householder                                              | 2,139             | 20.91%             |
| Two or More Persons in Family Households:                       | 5,824             | 56.92%             |
| Married Couple with Related Children                            | 2,063             | 20.16%             |
| Married Couple with No Related Children                         | 2,418             | 23.63%             |
| Male Householder, No Wife Present with Related Children         | 137               | 1.34%              |
| Male Householder, No Wife Present with No Related Children      | 172               | 1.68%              |
| Female Householder, No Husband Present with Related Children    | 565               | 5.52%              |
| Female Householder, No Husband Present with No Related Children | 469               | 4.58%              |
| Two or More Persons in Non-family Households:                   | 877               | 8.57%              |
| Male Householder                                                | 444               | 4.34%              |
| Female Householder                                              | 433               | 4.23%              |
| Total Households                                                | 10,232            | 100.00%            |

Source: 1990 Census, Database C90STF1A

Housing opportunities for lower income female-headed households with children can primarily be addressed through rental assistance, and the provision of affordable rental units.

#### *Homeless Persons*

According to the Police Department, there are approximately 15 homeless individuals known to reside within the city limits. There are no homeless shelters within the City of South Pasadena. Typically, they find shelter in the Arroyo Park, under the Oaklawn Bridge and at other locations in the City.



While there are no shelters in South Pasadena itself, there are ten (10) shelters in the neighboring City of Los Angeles - Emmanuel Baptist Rescue Mission, Fred Jordan Mission, Good Shepard Shelter, His Sheltering Arms, House of Ruth, Los Angeles Mission, Midnight Mission, People Assisting the Homeless, Sunshine Mission, and the Union Rescue Mission. Within the neighboring City of Pasadena there are nine (9) shelters offering assistance to the homeless within the City of Pasadena - American Red Cross, Friendship Indeed, Union Station Foundation, Door of Hope, Haven House, The Depot, Jackie Robinson Gym, Emergency Shelter Line, and Bad Weather Shelter.

## 6.2F Housing Stock Characteristics

A housing unit is defined as a house, apartment, or single room, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters refer to those units in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

### Number of Housing Units

As shown in Table VI-18, there were 10,719 housing units in the City in 1990. Of this total amount, more than 50% were renter-occupied. Table VI-18 describes the increase in the number of housing units between 1970 and 1998.

Table VI-18  
HOUSING UNITS BY OCCUPANCY STATUS - 1990

| OCCUPANCY STATUS        | HOUSING UNITS | PERCENT |
|-------------------------|---------------|---------|
| Occupied Housing Units: | 10,232        | 95.46%  |
| Owner-Occupied          | 4,543         | 42.38%  |
| Renter-Occupied         | 5,689         | 53.07%  |
| Vacant Housing Units    | 487           | 4.54%   |
| Total                   | 10,719        | 100.00% |

Source: 1990 Census, Database C90STF1A

### Housing Growth

Between 1980 and 1990, South Pasadena's housing stock increased by 370 units, from 10,349 to 10,719 units. As of January 1999, the State Department of Finance estimates that there are a total of 10,799 dwelling units in the City, reflecting a decline in growth levels since the 1980s. During the 1990s, only 107 units were constructed. Since 1993, only a total of 29 units have been developed. This slowing in growth can be attributed both to the economic recession of the early to mid 1990s and the fact that the city is nearly built-out, offering little available land for residential development in the City.



Table VI-19  
HISTORIC AND PROJECTED HOUSING TRENDS: 1980-2010

| Year | Single-Family |         | Multi-Family |         | Total Units |
|------|---------------|---------|--------------|---------|-------------|
|      | Units         | Percent | Units        | Percent |             |
| 1980 | 6520          | 63.0%   | 3829         | 37.0%   | 10,349      |
| 1990 | 5434          | 50.7%   | 5285         | 49.3%   | 10,719      |
| 1994 | 5456          | 50.6%   | 5325         | 49.4%   | 10,780      |
| 2000 | 5409          | 48.0%   | 5861         | 52.0%   | 11,270      |
| 2010 |               |         |              |         | 11,652      |

Source: State Department of Finance

- Housing Type and Tenure

Table VI-20 defines the types of housing units by the number of units in the structure. Approximately 50% of all housing units are single-family homes, 82% of which being owner-occupied. Multiple family units also compose about 50% of total units. Mobile homes and trailers constitute a very small percentage, less than one percent, of all housing units. According to the 1990 Census, the City of South Pasadena had a total number of 487 vacant units. Nearly 50% of vacant units are for rent.

Table VI-20  
VACANT HOUSING UNITS - 1990

| VACANCY STATUS                               | HOUSING UNITS | PERCENT |
|----------------------------------------------|---------------|---------|
| For Rent                                     | 233           | 48%     |
| For Sale Only                                | 90            | 18%     |
| Rented or Sold, Not Occupied                 | 85            | 17%     |
| For Seasonal, Recreational or Occasional Use | 19            | 4%      |
| For Migrant Workers                          | 1             | 0%      |
| Other Vacant                                 | 59            | 12%     |
| Total Vacant Units                           | 487           | 100%    |

Source: 1990 Census, Database C90STF1A



Table VI-21  
HOUSING UNITS BY TYPE AND OCCUPANCY STATUS - 1990

| HOUSING UNITS          | OWNER- OCCUPIED |         | RENTER- OCCUPIED |         | ALL UNITS |         |
|------------------------|-----------------|---------|------------------|---------|-----------|---------|
|                        | UNITS           | %       | UNITS            | %       | UNITS     | %       |
| One, Detached          | 3,761           | 82.79%  | 887              | 15.59%  | 4,829     | 45.05%  |
| One, Attached          | 276             | 6.08%   | 302              | 5.31%   | 611       | 5.70%   |
| Two                    | 76              | 1.67%   | 333              | 5.85%   | 433       | 4.04%   |
| 3 or 4                 | 70              | 1.54%   | 698              | 12.27%  | 816       | 7.61%   |
| 5 to 9                 | 62              | 1.36%   | 1,037            | 18.23%  | 1,161     | 10.83%  |
| 10 to 19               | 125             | 2.75%   | 1,362            | 23.94%  | 1,574     | 14.68%  |
| 20 to 49               | 135             | 2.97%   | 866              | 15.22%  | 1,037     | 9.67%   |
| 50 OR More             | 1               | 0.02%   | 133              | 2.34%   | 144       | 1.34%   |
| Mobile Home or Trailer | 2               | 0.04%   | 0                | 0.00%   | 2         | 0.02%   |
| Other                  | 35              | 0.77%   | 71               | 1.25%   | 112       | 1.04%   |
| Total                  | 4,543           | 100.00% | 5,689            | 100.00% | 10,719    | 100.00% |

Source: 1990 Census, Database C90STF1A

The overall vacancy rate in the City was 4.5% in 1990, indicating that only a very small proportion of the housing stock was unoccupied. Specifically, the vacancy rate for owner-occupied units was very low (less than 1%), while the rate for renter-occupied units was higher at 2.2 %. The State Department of Finance estimated the 1999 vacancy rate to be 4.5%, equal to the 1990 rate.

- Age and Condition of Housing Stock

Age is one indication of the quality of the housing stock. As demonstrated in Table VI-22, more than 34% of all housing units are built in 1939 or earlier, illustrating the historic nature of the City's housing stock. In South Pasadena, 84% of the housing stock is over 30 years old. The year 1951 is the median year all housing structures were built. In general, housing units over 30 years old are likely to have rehabilitation needs.

Table VI-22  
HOUSING UNITS BY AGE - UP TO 1990

| YEAR STRUCTURE BUILT             | ALL UNITS |         | VACANT UNITS | OWNER OCCUPIED | RENTER OCCUPIED |
|----------------------------------|-----------|---------|--------------|----------------|-----------------|
|                                  | NO.       | %       |              |                |                 |
| 1989 to March 1990               | 30        | 0.28%   | 0            | 6              | 24              |
| 1985 to 1988                     | 362       | 3.38%   | 31           | 155            | 176             |
| 1980 to 1984                     | 241       | 2.25%   | 5            | 173            | 63              |
| 1970 to 1979                     | 1,099     | 10.25%  | 54           | 491            | 554             |
| 1960 to 1969                     | 1,777     | 16.58%  | 115          | 693            | 969             |
| 1950 to 1959                     | 2,094     | 19.54%  | 77           | 584            | 1,433           |
| 1940 to 1949                     | 1,413     | 13.18%  | 48           | 328            | 1,037           |
| 1939 or earlier                  | 3,703     | 34.55%  | 157          | 2,113          | 1,433           |
| Total                            | 10,719    | 100.00% | 487          | 4,543          | 5,689           |
| Median Year Structure Built 1951 |           |         |              |                |                 |

Source: 1990 Census, Database C90STF3A



While the majority of South Pasadena's housing stock is well maintained and in good condition, there are instances of residential properties with signs of deterioration and deferred maintenance. For example, the most common signs include dilapidated garages, overgrown and neglected landscaping, deteriorated painting and roofing. The Code Enforcement Division monitors residential properties exhibiting characteristics of blight and notifies property owners to bring the property into compliance with City codes.

Recognizing the need for rehabilitation assistance in South Pasadena, the City currently administers a Home Improvement Program for low- and moderate-income households. This program allocates funds to rehabilitate owner-occupied homes of eligible residents. On behalf of the City, the County also provides residential rehabilitation loans to low- and moderate-income homeowners in South Pasadena who are in need of assistance to rehabilitate or repair their homes.

- **Housing Costs and Affordability**

Income is a major factor influencing the demand for housing and to a large extent, reflects the affordability of housing in a community.

### *For-Sale Housing Prices*

According to local real estate agents, the median values of for sale housing units in South Pasadena are higher than the County median of \$223,800.

Table VI-23  
HOUSING VALUES

| HOUSE SIZE PER #<br>OF BEDROOMS | MEDIAN PRICE | AVERAGE<br>PRICE | PRICE RANGE         | NUMBER SOLD |
|---------------------------------|--------------|------------------|---------------------|-------------|
| 1 Bedroom                       | \$89,000     | \$109,187        | \$78,000-180,000    | 8           |
| 2 Bedrooms                      | \$213,000    | \$230,000        | \$80,000-615,000    | 75          |
| 3 Bedrooms                      | \$320,000    | \$412,234        | \$155,000-1,175,000 | 99          |
| 4 Bedrooms                      | \$438,000    | \$538,890        | \$160,000-2,975,000 | 82          |

Source: Multiple Region Multiple Listing Service

### *Housing Rental Rates*

According to local real estate agents, rental rates in the City of South Pasadena are relatively high. The average rental rates range from \$935 to \$1,930 for one to three bedroom housing units in the City.



Table VI-24  
RESIDENTIAL RENTAL PRICES

| TYPE OF UNIT                  | RANGE OF RENTS  | AVERAGE RENT |
|-------------------------------|-----------------|--------------|
| 1 Bedroom Apartment/Townhouse | \$775-\$1,095   | \$935        |
| 2 Bedroom Apartment/Townhouse | \$900-\$2,200   | \$1,223      |
| 3 Bedroom Apartment/Townhouse | \$1,100-\$2,300 | \$1,700      |
| 1 Bedroom House               | \$650-\$1,100   | \$1,025      |
| 2 Bedroom House               | \$900-\$3,000   | \$1,485      |
| 3 Bedroom House               | \$1,450-\$3,000 | \$1,930      |

Source: Multiple Region Multiple Listing Service

### *Housing Costs and Affordability*

An important component of a Housing Element is an assessment of the affordability of housing. Affordability measures the burden of monthly housing expenditures in relation to the residents' incomes. The standard rule of thumb as stated in the Statewide Housing Plan is that low income households should pay no more than 30 percent of their gross incomes for housing costs. The figure is higher for other households because the cost of other necessary goods becomes a smaller percentage of the total income.

According to the 1990 U.S. Census, 2,227 (39%) of all renter households in South Pasadena are paying more than 30% of their incomes for housing. Of these, 430 (19%) renters earning less than 30% of the median income are paying more than 30% of their incomes for housing costs.

Comparatively, 1,223 (27%) owner households are paying more than 30% of their incomes for housing and 103 (8%) owners earning less than 30% of the median incomes are paying more than 30% of their incomes for housing costs. Given the relatively high incidence of overpayment among owner households, it is apparent that many households overextended themselves financially to afford the opportunity to purchase a home in South Pasadena. Utilizing the 1990 U.S. Census, Tables VI-25 and VI-26 display the 1989 estimates of housing costs as a percentage of household income for renter-occupied and owner-occupied housing units.

Table VI-25  
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME - 1989  
OWNER-OCCUPIED HOUSING UNITS

| INCOME GROUP<br>SOUTH PASADENA                    | LESS<br>THAN<br>20% | 20%-<br>24% | 25-<br>29% | 30%<br>34% | 35% &<br>ABOVE | NOT<br>COMPTD |
|---------------------------------------------------|---------------------|-------------|------------|------------|----------------|---------------|
| VERY LOW INCOME:<br>Less than \$19,999            | 126                 | 43          | 7          | 39         | 115            | 21            |
| LOW INCOME:<br>Between \$20,000 and \$34,999      | 207                 | 14          | 42         | 17         | 136            | 0             |
| MODERATE INCOME:<br>Between \$35,000 and \$49,999 | 299                 | 66          | 20         | 40         | 177            | 0             |
| ABOVE MODERATE INCOME:<br>Above \$50,000          | 1474                | 291         | 199        | 205        | 401            | 6             |

Source: 1990 Census, Database C90STF3A



As shown in the above table, approximately 47% of very low-income owner-occupied households and 37% of low-income owner-occupied households are paying more than 30% of their incomes to own housing in the City of South Pasadena.

Table VI-26  
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME - 1989  
RENTER-OCCUPIED HOUSING UNITS

| INCOME GROUP<br>SOUTH PASADENA                                       | LESS<br>THAN<br>20% | 20%-<br>24% | 25-<br>29% | 30%<br>34% | 35% &<br>ABOVE | NOT<br>COMPUTED |
|----------------------------------------------------------------------|---------------------|-------------|------------|------------|----------------|-----------------|
| VERY LOW INCOME:<br>Less than \$19,999                               | 0                   | 17          | 30         | 66         | 1100           | 95              |
| LOW INCOME:<br>Between \$20,000 and \$34,999                         | 105                 | 415         | 412        | 431        | 461            | 37              |
| MODERATE INCOME:<br>Between \$35,000 and \$49,999                    | 466                 | 383         | 182        | 51         | 50             | 0               |
| ABOVE MODERATE INCOME:<br>Above \$50,000                             | 1046                | 220         | 74         | 40         | 0              | 8               |
| 1989 Median Gross Rent: \$696                                        |                     |             |            |            |                |                 |
| 1989 Median Gross Rent As a Percentage of Household Income:<br>25.9% |                     |             |            |            |                |                 |

Source: 1990 Census, Database C90STF3A

Table VI-26 indicates that 96% of all very low-income renters and 49% of all low-income renters are paying more than 30% of their household incomes for housing in South Pasadena.

- Assisted Housing at Risk of Conversion

State law requires the Housing Element to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income housing use and will become unrestricted and possibly lost as low-income housing. The City of South Pasadena has no federally assisted units. Rental assistance is provided to qualified tenants in the form of Section 8 rental subsidies administered by the Community Development Commission of Los Angeles County. In South Pasadena, there are no housing units currently restricted to low-income housing use. For these reasons, there are no federally assisted units at risk of conversion from affordable units to market rate.



### 3.3 SUMMARY OF HOUSING NEEDS

This section of the Housing Element is a summary of the major housing need categories by income groups as defined by State and Federal law. It includes the City's share of regional housing need as defined by the Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA). The City recognizes the special status of lower income households, which in many cases are comprised of elderly or disabled persons, single-parent households, or large households. Table VI-27 summarizes the areas of greatest housing assistance need in the City.

Table VI-27  
SUMMARY OF EXISTING AND PROJECTED HOUSING NEEDS

| Overpaying Households  |       | Special Needs Group         |       |
|------------------------|-------|-----------------------------|-------|
| Total                  |       | Elderly Households          | 2,915 |
| Renter                 | 2,227 | Elderly Living Alone        | 890   |
| Owner                  | 1,223 | Disabled Persons            | 2,292 |
|                        |       | Female Headed Households    | 2,859 |
|                        |       | With Children               | 565   |
|                        |       | Large Households            | 800   |
| Overcrowded Households |       | Household Growth: 2000-2005 |       |
| Total                  |       | Total Construction Need     | 206   |
| Renter                 | 214   | Very Low Income             | 35    |
| Owner                  | 67    | Low Income                  | 31    |
|                        |       | Moderate Income             | 45    |
|                        |       | Upper Income                | 95    |

Note: Special needs figures cannot be totaled because categories are not exclusive of one another.

Sources: 1990 Census; SCAG Regional Housing Needs Assessment, 1999

1. Households Overpaying for Housing – Approximately 34% of all households in South Pasadena spend 30 percent or more of their income on housing. Of these overpaying households, 34% percent were owners. Renter-households have the highest incidence of overpayment, with 66% percent spending more than 30 percent on housing costs.
2. Special Needs Households – Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special needs or circumstances. In South Pasadena, the Needs Assessment documents the following groups with special housing needs:
  - 2,915 households (28%) headed by elderly persons, 8.7% percent of which were elderly persons living alone;
  - 2,292 persons (9.5%) aged 16 and over with physical disabilities;
  - 2,859 female-headed households (28%), 565 of which included minor children. Approximately 2.8% percent of the female-headed households were living in poverty;
  - Approximately 15 homeless persons or transients in the City, constituting less than 1% of the City's population.
3. Age and Condition of Housing Stock – 84% of the City's housing units are 30 years of age or older, when most housing units typically begin to require major repairs. In general, most of the City's housing stock does not show signs of deferred maintenance. A 1993 study indicated that 92% of the City's housing units were in good or excellent condition. However, some instances of deteriorated housing can be found in the City,



including older apartment buildings and single-family homes where owners are financially unable to keep up with repairs.

4. **Housing Costs and Affordability** – Recent sales data indicate that the median sales prices of single-family homes and condominiums are \$379,000 and \$177,000, respectively. There are no for sale single-family homes affordable to very low-income households.
5. **Overcrowded Households** – Household overcrowding in South Pasadena is relatively nominal, with only 2.75% percent of the City's households having greater than 1.5 persons per room. This low incidence of overcrowding reflects that the vast majority of the housing stock has three or more rooms and overall higher median incomes in the City.
6. **Regional Housing Needs Assessment (RHNA)** – Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by different income categories between January 1, 1998 and June 30, 2005, as well as the number of units that would have to be compensated for anticipated demolitions and changes to achieve an "ideal" vacancy rate. The RHNA for South Pasadena for the period from January 1, 1998 to June 30, 2005 is 206 additional dwelling units. This total growth need is allocated to four income categories: very low-income, low-income, moderate-income, and upper-income. Table VI-28 shows the housing growth need divided based on income categories.

Table VI-28  
NEW CONSTRUCTION NEED 2000-2005

| Income Group          | Number of New Units | Percentage |
|-----------------------|---------------------|------------|
| Very Low Income       | 35                  | 17%        |
| Low Income            | 31                  | 15%        |
| Moderate Income       | 45                  | 22%        |
| Above Moderate Income | 95                  | 46%        |
| Total                 | 206                 | 100%       |

Source: SCAG 1999 RHNA



## 6.4 HOUSING CONSTRAINTS

The provision of adequate and affordable housing is affected by both market conditions and governmental programs and regulations. Housing Element law requires a city to examine potential and actual governmental and non-governmental constraints to the development of new housing and the maintenance of existing units for all income levels. Potential market, governmental, and environmental constraints that contribute to housing development costs in South Pasadena are addressed below.

### 6.4A Market Constraints

#### Construction Costs

A major cost associated with constructing a new housing unit is the cost of building materials, which account for an estimated 40 to 50 percent of the selling price of a new home. Typical residential construction costs for a single-family tract home on a flat development site are approximately \$60 per square foot. Typical construction costs for a multi-family project on a flat development site range from \$60-\$80 per square foot. Typical new construction in South Pasadena occurs in the custom home category with construction costs ranging upwards from \$100 per square foot due to architectural design and details.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and performance) could result in lower sales prices. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

An additional cost to construction in South Pasadena is related to grading. Many new home sites are located in hillside areas incurring substantial development costs associated with the need to step the pad and provide for retaining walls. The development of multi-family housing in hillside areas is cost prohibitive due to the need to provide for multi-stepped pads.

#### Price of Land

The price of raw land and any necessary improvements are key components of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing development has served to keep the cost of land relatively high. High land costs have resulted in homebuilders developing more expensive homes in order to preserve profits.

#### Availability of Financing

National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. However, jurisdictions can offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. As shown in Table VI-29, of the 359 applications for conventional mortgage loans to purchase homes in South Pasadena in 1998, about 66 percent were originated (approved by lenders and accepted by applicants). The overall denial rate was 8 percent, while 26 percent of the applications were withdrawn, closed for incompleteness, or not accepted by the applicants.



Table VI-29  
DISPOSITION OF CONVENTIONAL LOANS

| Applicant Income              | Home Purchase Loans |                   |               |              | Home Improvement Loans |                   |               |               |
|-------------------------------|---------------------|-------------------|---------------|--------------|------------------------|-------------------|---------------|---------------|
|                               | Total Applications  | Number Originated | Number Denied | Number Other | Total Applications     | Number Originated | Number Denied | Number Other* |
| Low-Income (<80% MFI)         | 3                   | 3                 | 0             | 0            | 5                      | 2                 | 2             | 1             |
| Moderate-Income (80-120% MFI) | 14                  | 10                | 1             | 3            | 8                      | 4                 | 4             | 3             |
| Upper Income (> 120% MFI)     | 342                 | 223               | 28            | 91           | 44                     | 28                | 7             | 9             |
| Total                         | 359                 | 236               | 29            | 94           | 57                     | 34                | 10            | 13            |

Source: Home Mortgage Disclosure Act (HMDA) data, 1997

\* "Other" represents applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

As evident in the table above, upper-income applicants had the highest number of loan applications, and therefore, the highest number of applications originated, approved, and denied. The fact that 95 percent of the applications were from upper income households reflects both the relatively high cost of housing and the predominance of upper income residents in South Pasadena. Only three applications were submitted from low-income applicants, representing less than 1 percent of the total applications submitted. In each of the three instances, the applications were approved and accepted by the applicants. This indicates that low-income households do have a reasonable chance of securing a home purchase loan in South Pasadena.

## 6.4B Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as constraints to the development of affordable housing.

## GENERAL PLAN

### Land Use Controls

The Land Use Element of South Pasadena's General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. South Pasadena's General Plan provides for a range of different intensities of residential land use, which are displayed in Table VI-30.



Table VI-30  
RESIDENTIAL LAND USES

| Residential Land Use Designations     | Density (dwelling units per acre) |
|---------------------------------------|-----------------------------------|
| Estate & Very Low Density Residential | 1 - 3.5                           |
| Low Density Residential               | 3.5 - 6                           |
| Medium Density Residential            | 6 - 14                            |
| High Density Residential              | 14 - 24                           |
| Altos De Monterey (Overlay Zone)      | 1 unit per lot                    |

Source: Land Use & Community Design Chapter, South Pasadena General Plan, October 1998

Housing supply and cost are significantly affected by the amount of land designated for residential use and the density at which development is permitted. In South Pasadena, nearly 62% percent of the acreage within the City limits is designated for residential use. Both single-family and multi-family dwelling units account for nearly 50% percent of the City's housing stock. The City's General Plan provides for up to 11,652 dwelling units at General Plan build-out in 2010. This represents an increase of 872 units from the City's 1994 housing stock of 10,780 units.

## ZONING

### Residential Development Standards

South Pasadena's zoning ordinance provides for eight residential zones, summarized in Table VI-31. The City's residential development standards have been established to ensure the continued quality of development in the community.



Table VI-31  
RESIDENTIAL SITE DEVELOPMENT STANDARDS BY ZONING DISTRICT

| ZONING DISTRICT   | MIN. AREA (SQ. FT.) PER UNIT | MIN. LOT SIZE SQ. FT.          | LOT COVERAGE/ FLOOR AREA RATIO                          | MAX. HEIGHT          | YARDS FRONT                        | YARDS REAR                        | YARDS SIDE                           | PARKING                                     |
|-------------------|------------------------------|--------------------------------|---------------------------------------------------------|----------------------|------------------------------------|-----------------------------------|--------------------------------------|---------------------------------------------|
| Altos de Monterey | 1 unit per lot               | Based on Final Tract Map 25588 | 40% Lot coverage(1 story)<br>35 % FAR<br>(2 stories)    | 25'                  | See tract setback table            | 25'                               | See tract setback table              | 2 covered spaces plus 1 open space          |
| R-1               | 1 unit per lot               | 10,000                         | 40% Lot Coverage<br>(1 story)<br>35% FAR<br>(2 stories) | 35'                  | 25% of lot depth                   | 25'                               | 10% of lot width<br>4' min., 6' max. | 2 covered spaces plus 1 open space          |
| R-1E              | 1 unit per lot               | 15,000                         | 40% Lot Coverage<br>(1 story)<br>35% FAR<br>(2 stories) | 35'                  | 25% of lot depth                   | 25'                               | Same as R-1                          | Same as R-1                                 |
| R-2               | 5,000                        | 10,000                         | 50% Lot Coverage and FAR                                | 35'                  | 25'                                | 20'                               | 10% of lot width, min. 4', max 6';   | 2 covered spaces plus ½ open space per unit |
| R-2A              | 3,250                        | 10,000                         | 50% Lot Coverage and FAR                                | 35'                  | 25'                                | 20'                               | ½ bldg. Height, 10' min              | Same as R-2                                 |
| R-2B              | 1,625                        | 10,000                         | 50% Lot Coverage and FAR                                | 35'                  | 20'                                | 20'                               | 10' min.                             | Same as R-2                                 |
| R-3               | 1250 sq. ft                  | 10,000                         | 60% Lot Coverage<br>50% FAR                             | 45'; 30' for offices | 20'                                | 15'                               | 6' min. +2' for each story           | Same as R-2                                 |
| R-3A              | 1,000                        | 10,000                         | 60% Lot Coverage<br>50% FAR                             | 45'                  | 15'; + 2' for each story above 2nd | 20'; +2' for each story above 2nd | 8' min. +2' for each story           | Same as R-2                                 |

Source: Zoning Code, City of South Pasadena

Some of the requirements shown in Table VI-31 may add additional costs to development, and serve as a constraint to the development of moderately priced units. For example, the lot coverage and/or floor area ratio restrictions, and parking standards in the R-3 zone make it difficult for the development of affordable multi-family housing complexes.

### Hillside Ordinance

The City has a hillside ordinance applicable to lots in the R-1 zone which have an average slope of 20 percent or greater. No building or grading permit shall be issued for the construction of any structure upon any of these hillside lots unless the Design Review Board approves the project and the Planning Commission approves a hillside development permit. It is the City's position that its hillsides are a valuable resource to the community, and therefore, the purpose of the hillside ordinance is to insure the most orderly development of lots located upon the city's hillsides through strict development standards. The City does, however, relax development standards for the provision of affordable housing through the Planned Unit Development Ordinance and Senior Citizens' Project Ordinance.



## Planned Unit Development

The City's Planned Unit Development Ordinance promotes residential amenities beyond those expected under a conventional development, permitting flexibility in site design. It provides for clustered, higher density developments on portions of property, provided that the overall average density is within the maximum established through the General Plan and Zoning Code. The Ordinance allows for the creation of Planned Development Districts through the Zone Change process, thereby, creating a "PD" overlay zone for Planned Developments.

## Senior Citizens' District

The Senior Citizens' District Development Standards are intended to permit flexibility in site design and a variety in development to encourage the maximum utilization of property and to reduce costs to the senior citizen resident. Table VI-32 presents the development standards applied to housing projects in a Senior Citizens District.

Table VI-32  
DEVELOPMENT STANDARDS - SENIOR CITIZENS' DISTRICT

| Requirement                | Standard                                                                                                                 |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Lot Area                   | The minimum areas for a Senior Citizens District shall be 30,000 square feet                                             |
| Lot Coverage               | The maximum lot coverage for the District shall be 60%                                                                   |
| Lot Area per Dwelling Unit | One (1) dwelling unit for each 750 square feet of lot area                                                               |
| Building Height            | 45 feet maximum                                                                                                          |
| Required Usable Open Space | 150 square feet minimum of usable open space                                                                             |
| Parking Requirements       | Three (3) parking spaces for every four (4) units, plus one (1) parking space for every five (5) units for guest parking |
| Permitted Uses             | Developments shall be used for apartments only                                                                           |

Source: South Pasadena Zoning Code

Existing zoning provides for some flexibility in application of development regulations for planned development or senior projects. Other provisions could potentially present constraints to an affordable housing project. These provisions are summarized below.

1. Existing zoning code provisions require a conditional use permit for development of two or more units in multi-family zones.
2. The existing granny unit ordinance permits development only of attached units and prohibits detached units.
3. To implement the planned unit development (PUD) zoning provisions for relaxed development regulations, a zone change to a PD Overlay zone is required which maintains the underlying residential density.
4. The existing zoning code does not provide for emergency shelters as permitted or conditionally permitted in any zone.

As discussed in subsequent sections of the Housing Element, the City's zoning code is being revised consistent with the goals and policies of the 1992 General Plan. During this process, the City will consider several new zoning code provisions proposed to eliminate constraints to the development of affordable housing as well as to promote the development of affordable housing.

## Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all



income levels, including multi-family rental housing, shelters, mobile homes, and transitional housing. Table VI-33 is a summary of the housing types permitted by residential zone category.

Table VI-33  
HOUSING TYPES BY RESIDENTIAL ZONE CATEGORY

| Housing Types                                        | Residential Zones |      |     |     |     |
|------------------------------------------------------|-------------------|------|-----|-----|-----|
|                                                      | Altos de Monterey | R-1E | R-1 | R-2 | R-3 |
| Single-family dwellings                              | P                 | P    | P   | P   |     |
| Site built modulars or "move-ons"                    |                   | P    | P   | P   |     |
| Granny Flats                                         | CUP               | CUP  | CUP | CUP |     |
| Two-family dwellings                                 |                   |      |     | P   | P   |
| Multiple-family dwellings containing 2 or more units |                   |      |     |     | CUP |

Source: Zoning Code, City of South Pasadena

P = Permitted      CUP = Conditional Use Permit Required

### Multi-Family Rental Housing

Multi-family housing makes up approximately 50% of the City's housing stock. The multi-family share of the housing stock has increased by 13% since 1980. South Pasadena's General Plan provides for Medium Density Residential allowing for development of 6-14 dwelling units per acre and a High Density Residential Land Use Designations which will allow for development of multiple dwellings containing from 14 to 24 units per acre.

### Second Dwelling Units – Granny Flats

"Granny Flat" housing units are permitted with a conditional use permit as an attached unit in the Altos de Monterey Overlay Zone and the R-1 single-family residential zones. Granny flat housing is restricted to family members of the main residence and residents must be 65 years of age or older.

### Modular Homes/Mobile Homes & Move-Ons

The City permits site built modular homes/mobile homes in the R-1E, R-1 and R-2 Zones. Modular homes are defined as factory constructed, single-family, one-story detached dwellings permanently anchored to a foundation system. Move-ons are defined as one-story detached single-family structures that have been constructed at a location other than the lot and on the foundation on which they are intended to stand permanently.

### Transitional Housing and Emergency Shelters

There are currently no transitional housing facilities or emergency shelters within South Pasadena, primarily because there are very few homeless persons in the City (as discussed in the Housing Needs Assessment Section).



## Development and Planning Fees

The City collects various fees from applicants to cover the costs of processing permits and providing necessary services and infrastructure. Planning fees are high relative to other nearby jurisdictions. Table VI-34 presents South Pasadena's planning fee schedule.

Table VI-34  
1999 PLANNING FEE SCHEDULE

| PLANNING APPLICATION                                                              | FEE                |
|-----------------------------------------------------------------------------------|--------------------|
| Zoning Development Permits & Change                                               | \$1,575.00         |
| Variance                                                                          | \$1,050.00         |
| Conditional Use Permit                                                            | \$1,050.00         |
| Tentative Parcel/Tract Map                                                        | \$1,575.00         |
| Lot Line Adjustment                                                               | \$ 525.00          |
| Hillside Development Review                                                       | \$ 525.00          |
| General Plan Amendment                                                            | \$1,575.00         |
| Certificate of Compliance                                                         | \$ 263.00          |
| Vacation-Easements, Alley's, Streets                                              | \$ 525.00          |
| Zone Clearance                                                                    | \$ 50.00           |
| Design Review-Additions/Alterations to Existing Single Family Residences          | \$ 105.00 - 190.00 |
| Design Review- New Single Family Residence                                        | \$ 242.00          |
| Design Review-Additions/Alterations to Existing Multifamily, Commercial Buildings | \$ 557.00          |
| Design Review-New Multifamily, Commercial                                         | \$ 820.00          |
| Cultural Heritage Commission-Landmark Review                                      | \$ 242.00          |
| Cultural Heritage Certificate of Appropriateness for Additions/Alterations        | \$ 105.00 - 190.00 |
| Categorical Exemption                                                             | \$ 25.00           |
| Initial Study                                                                     | \$ 105.00          |
| Negative Declaration                                                              | \$ 235.00          |
| Mitigated Negative Declaration & Monitoring                                       | \$ 420.00          |
| General Plan-Residential                                                          | \$ 0.21/sq.ft.     |
| General Plan Fee-Commercial/Industrial                                            | \$ 0.42/sq.ft.     |

Source: City of South Pasadena Community Development Department

South Pasadena's development fee schedule is tied to the cost of providing necessary services. City fees may be waived as part of the incentive package for developers of affordable housing.

The City of South Pasadena has an aging infrastructure of streets, sewers, storm drains, and water lines. In order to ensure that new developments do not exacerbate the condition of these facilities all on-site infrastructure and payment of a development impact fee for the wear and tear of these facilities is required of new development throughout the City.

Development of the hillside area is costly due to the cost of grading and the public services that must be provided to these areas. Some of these higher costs are attributable to provision of water for both consumption and fire



prevention and compliance with strict construction standards. In addition, public and private access to hillside sites is expensive to construct and maintain.

## Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. The City has adopted and enforces the Uniform Building Code (UBC). Although the City does not have an active housing code enforcement program, a Home Improvement Program is offered to assist low-income homeowners with property maintenance and repairs. This program is funded with Community Development Block Grant funds. Example projects would include roof repairs, window replacements, and painting.

## Local Processing and Permit Procedures

The processing time needed to obtain development permits and governmental approvals contributes to the high cost of housing. Additional time may be necessary for environmental review (CEQA), depending on the location and nature of a project. In response to State law, many California cities have been working to improve the efficiency of permit and review processes by providing "one-stop processing," thereby reducing or eliminating duplication of effort.

The City's processing system is currently being streamlined. The City has three regulatory bodies that review housing projects depending on the type and nature of a project. These bodies which include the Design Review Board, Cultural Heritage Commission, and Planning Commission, have individual review authority depending on the project. A project may potentially have to be reviewed by all three boards prior to being completely approved. Such a project would first be reviewed by the Cultural Heritage Commission and/or the Design Review Board, followed by the Planning Commission. Typically, a project will be reviewed by the Cultural Heritage Commission within four weeks of a complete application, Design Review Board within two weeks, and Planning Commission within six weeks unless additional environmental review is needed.

## Conclusion

South Pasadena's processing and permit procedures may contribute to the cost of developing housing in the City due to the number of review bodies involved in the development process. More significantly, high land costs, relatively limited land availability, construction costs and high planning fees are major constraints to affordable housing development. The approval process for affordable housing projects can be further streamlined by eliminating planning and development fees, use of the Administrative Modification Process to achieve greater flexibility in development standards and consolidating project reviews where possible.

## 6.4C Environmental Constraints

While the City of South Pasadena is extensively developed, there are vacant and underutilized lands on which development can be accommodated. Many of these, however, are impacted by environmental constraints and sensitivities.

### Geographical: Hillside Development

The largest concentration of undeveloped land for new residential development is located in the City's hillsides, commonly referred to as Monterey Hills. Development in this area is constrained due to steep slopes, unimproved roads, and geological and seismic related issues. Historically, development has varied in the degree and sensitivity to which it has accounted for these constraints. Some developments have sited housing units in ways to maintain the hillside's unique character and natural resources while others have used extensive grading to alter the natural



landform. As development demands and pressures persist, the extent to which development will be permitted on the City's hillsides is of particular concern.

The remaining undeveloped or primarily undisturbed open space in the City, located primarily in the following areas, represents opportunities for conservation, habitat protection and open space use:

- The canyons, hillsides and steep topography in the Monterey Hills, and the primarily City-owned vacant, undeveloped lands in the southwest corner of the Monterey Hills;
- Lot 117 in the Altos de Monterey residential tract;
- The Arroyo Seco and adjacent areas;
- Upper slopes in the Monterey Road/Pasadena Avenue/Kolle Avenue/Brunswick Avenue/Oak Hill Avenue residential areas;
- Raymond Hill Site

The following table identifies the remaining undeveloped hillside land within the City boundaries by ownership and use.

Table VI-35  
VACANT LAND INVENTORY IN THE HILLSIDE

|                       |                          |
|-----------------------|--------------------------|
| <b>Monterey Hills</b> |                          |
| Private Vacant        | 36.4 acres               |
| Public Vacant:        |                          |
| City Owned            | .46 acres                |
|                       | 15.89 acres (open space) |
| CalTrans Owned        | .35 acres                |
| <b>Raymond Hill</b>   |                          |
| Private Vacant        | 0 acres                  |
| Public Vacant         | 2.81 acres               |
| <b>Total Acreage</b>  | <b>55.91 acres</b>       |

Source: Community Development Department

The following are more detailed discussions of the City's environmental constraints and hazards that affect, in varying degrees, existing and future residential developments.

### Slope Stability

As discussed in the Safety Element, landslide areas exist in the Repetto Hills just inside the western City boundary. The Monterey Road Landslide area, in the southwest portion of the City, is a particular area of concern. Although small in geographic extent, the landslide area is extremely unstable in certain portions and located in or near the majority of remaining undeveloped land in the City. Liquefaction of the soil is of secondary concern. The Los Angeles County Safety Element indicates that South Pasadena is at low risk for liquefaction.

### Seismic Hazards

The City of South Pasadena is located in a seismically active region, in an area of potential fault rupture, strong ground shaking and slope instability. Seismic hazards can affect the structural integrity of structures and utilities, and in turn can cause severe property damage and potential loss of life. A series of faults, including regional and local faults, have the potential to impact the City. Regional faults of potential sources of ground shaking within the City include the Sierra Madre fault system, the Whittier Fault, and the San Andreas Fault. Of local significance, the Raymond Hill Fault is the only active fault running through South Pasadena and is classified as an Alquist-Riolo Study Zone. A seismic event along the Raymond Fault has the potential to generate surface rupture that would affect structures on and adjacent to the fault.



## Flooding

The City of South Pasadena is located within Zone C of the National Flood Insurance Rate Maps (FIRM), which designates areas of minimal flooding. As there are no floodplain areas within the City, there are no pertinent flood hazards.

## Fire Hazards

There are potential sources of wildland fire in the Monterey Hills and Repetto Hills. The threat of wildland fire to the City is generally low. A small portion of the southwestern corner of the City is identified in the Los Angeles County General Plan as having a high wildland fire hazard potential. To reduce the threat of fire in the hillside areas, more restrictive building standards are applied to new residential developments, including fire sprinklers and specific roofing materials. This, in turn, increases the cost of developing new residential structures.

## Open Space

Constraints to development include sensitive environmental resources. The City is concerned about development in the hillside areas to protect the "view-shed" both from and to these hillsides, and to retain as much remaining natural vegetation as possible. It is the City's intent to strengthen its current Hillside Development Ordinance in order to encourage sensitive forms of development which complement the natural and visible character of the City and its hillsides.

There are some open space areas that do not lend themselves to development. These areas have been left in their natural state and maintained under private ownerships rather than under the responsibility of the City. Such open space lands include the undeveloped portions of the hillsides; steeply sloping topography and canyons in the Monterey Hills, portions of the Altos de Monterey, and Raymond Hill.

The City owns 15.89 acres of unimproved land in the Altos de Monterey hillside residential tract, commonly referred to as Lot 117. This area is considered an open-space resource to the neighborhood, and not intended for future development.

For the above-mentioned reasons, it is not within the City's ability to provide incentives for hillside development in either the low or market rate categories in the hillside areas.



## 6.5 HOUSING RESOURCES

This section describes and analyzes the resources available for the development, rehabilitation, and preservation of housing in the City of South Pasadena. The section begins with an overview of the availability of land resources or residential sites for future housing development in South Pasadena, and an evaluation of the City's ability to provide adequate sites to address its identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community, and specifically identifies funding amounts for redevelopment set-aside and CDBG funds. Finally, the section concludes with a discussion of opportunities for energy conservation.

### 6.5A Availability of Sites for Housing

An important component of South Pasadena's Housing Element is the identification of sites for future residential development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs.

#### VACANT LAND

Table VI-36 shows South Pasadena's total vacant land inventory of residential properties.

Table VI-36  
VACANT LAND INVENTORY

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
| Hillside Inventory  |                                                             |
| Private Vacant      | 36.4 acres                                                  |
| Public Vacant       | 3.62 acres (excluding 15.89 acres of designated open space) |
| Flat Land Inventory |                                                             |
| Private Vacant      | 1.63 acres                                                  |
| Public Vacant       | 1.55 acres                                                  |
| Total Acreage       | 43.2 acres                                                  |

Source: Community Development Department, March 2000

As discussed in Section 6.4.C (Constraints), the vacant land in the City's hillside areas are not developable for affordable housing due to environmental, construction and cost constraints.

For the purpose of this section on housing resources, discussion of available vacant sites for potential affordable housing is limited to developable land in the flat areas of the City. This developable vacant area constitutes only 3.18 acres of land throughout South Pasadena. The City lacks suitable vacant in-fill sites for development of affordable housing however, potential in-fill development opportunities exist through the development of mixed use projects in the future as described below.

#### MIXED USE LAND USE DESIGNATIONS

With the adoption of the 1998 General Plan and the pending adoption of the City's 2001 Zoning Code Update, new development opportunities may be created through development of mixed use projects combining residential units within commercial areas and live-work housing opportunities. As part of the City's review of the proposed 2001 Zoning Code Update consideration will be given to whether and how mixed use development of residential, commercial and/or professional office uses should be permitted. In keeping with the policies of the City's General Plan, mixed use development, if permitted, would be authorized within targeted commercial and professional office areas of the City.



The City's General Plan designates approximately 83 acres for Commercial land use. These commercial areas have potential for development of higher density residential development as part of a mixed use development which could provide opportunities for development of affordable housing.

The General Plan also includes a Specific Plan land use designation for the approximately 40 acre Mission Street Specific Plan adopted in 1996. The Mission Street Specific Plan is also designed to encourage mixed use development within the Specific Plan area. Approximately 6 acres of mixed use area within the Mission Street Specific Plan are identified for higher density residential development some of which is vacant and included in the vacant land inventory above.

## DEVELOPMENT POTENTIAL

The following table shows the development potential of the remaining undeveloped residential land, excluding hillside areas, by zoning district.

Table VI-37  
DEVELOPMENT POTENTIAL - VACANT LAND INVENTORY

| RESIDENTIAL ZONING DISTRICTS | VACANT ACREAGE | MAXIMUM DEVELOPMENT DENSITY | POTENTIAL NO. OF DWELLING UNITS |
|------------------------------|----------------|-----------------------------|---------------------------------|
| R-1 Single Family            | .73            | 1 d.u. per lot              | 4                               |
| R-1E Estate Zone             | .30            | 1 d.u. per lot              | 1                               |
| R-2 Two Family               | .19            | 2 d.u. per lot              | 1                               |
| R-3 Multi-Family             | 1.96           | 14-24 units/acre            | 69                              |
| Total Vacant Land            | 3.18 acres     |                             | 75 units                        |

Source: Community Development Department, March 2000

As shown in Table VI-37, South Pasadena can accommodate the potential development of seventy-five (75) new dwelling units in the flat areas based on existing zoning and General Plan designations. Of these, 6 can be developed as single-family dwelling units and 69 can be developed as multiple-family dwelling units. It is important to note that the 57 units of potential multiple-family housing are located on approximately 1.96 acres within the Mission Street Specific Plan area. Calculation of total units which could be developed is based on the provision of 900 square feet of land per unit as a density bonus if additional parking is provided. Without the density bonus, only 34 units could be developed on the 1.96 acres of vacant land. This would reduce the total number of potential dwelling units to fifty-two (52) units.

It is also important to note CalTrans owns 1.55 acres of the 3.18 total acres of remaining developable land that could be used to provide affordable housing units. This land could accommodate thirteen (13) housing units of the possible 75 units of potential new residential multi-family units. Since, this land cannot be developed unless released by CalTrans, the total potential number of developable units could be further reduced to 50 units.

## DEVELOPMENT POTENTIAL - MIXED USE

The General Plan designates approximately 83 acres for commercial land use. If this same amount of area is designated as General Commercial zoning districts within the Zoning Code Update, provisions to permit mixed use development within these areas may also be considered for approval by the City. In this instance residential land use in combination with commercial or office uses could allow either residential medium (0-14 dwelling units per acre) or residential high (0-24 dwelling units per acre) density development consistent with the two higher



residential land use categories approved in the General Plan. If the approved Zoning Code Update also includes an affordable housing density bonus for development of affordable housing, new opportunities for development of affordable housing could be created as part of mixed use development. It is important to note, however, that the adopted General Plan provides for a year 2010 projected build-out of 11,652 dwelling units, an increase of 872 dwelling units over the 1994 housing stock of 10,780.

### Comparison of Site Inventory with RHNA

According to SCAG, South Pasadena has a regional housing need of 206 units for the 2000-2005 period. Of the 206 units, 35 very low-income, 31 low-income, 45 moderate-income, and 95 above moderate-income units are needed. This breaks down to an annual construction need of 34 units between the years of 2000 and 2005.

Given the fact that the City's General Plan supports growth for an additional 872 units, the City can meet its overall designated RHNA. The majority of new residential development will be located in the City's hillside areas, and therefore, not affordable to low-income households. New housing units in the hillside can be constructed to accommodate the needs of moderate- and above moderate-income households, which constitutes 46% of the City's RHNA allocation. With a maximum development potential of 75 dwelling units in the City's remaining undeveloped flat land, it is highly unlikely that the 66 very low- and low-income housing units allocated to the City will be constructed within vacant sites over the next five years. However, it is possible that these units could be developed along with moderated income units as part of mixed use developments over the next five years.

### 6.5B Financial Resources

The following is a discussion of existing and potential funding sources available for affordable housing activities in South Pasadena.

#### Low- and Moderate- Income Housing Fund

Redevelopment agencies are required by law to set aside 20 percent of the tax increments the Agency receives into a Low- and Moderate-Income Housing Fund. These funds must be used to preserve, improve, and/or increase the community's supply of affordable housing for low- and moderate-income households. The City's Redevelopment Agency has a current housing fund totaling \$430,280.

South Pasadena anticipates contributing approximately \$70,600 annually to the redevelopment housing set-aside fund during the Housing Element cycle (2000-2005) for a five-year total of \$353,000. The Redevelopment Agency is currently considering a proposal to use its set-aside funds to purchase a single-family residence located at 308 San Pascual. The property would be purchased to provide affordable housing to a low-income household.

#### Community Development Block Grant (CDBG) Funds

Through the Community Development Block Grant (CDBG) program, the Federal Department of Housing and Urban Development (HUD) provides funds to local governments to fund a wide range of housing and community development activities for low-income persons. The City receives an annual allocation of CDBG funds from the Los Angeles County Community Development Commission (CDC). Historically, these funds have been used to rehabilitate owner-occupied homes of eligible residents, construct American with Disability Act (ADA) accessibility improvement projects, and support "public service" programs such as the Senior Center Information, Referral, and Nutrition Program, and the Library Literacy Program.

Through the City's Home Improvement Program, a significant portion of CDBG funds is allocated to low- and moderate-income homeowners to assist in rehabilitation projects. Specifically, eligible homeowners are awarded



up to \$10,000 for such projects. During the 1999-2000 fiscal year approved program budget, the City allocated \$90,000 of CDBG funds to low- and moderate-income homeowners. The City expects to receive approximately \$200,000 in CDBG funds from the County annually between the years 2000 and 2005.

### **Housing Agreements**

The City's Redevelopment Agency can assist in the rehabilitation and/or development of affordable housing units by entering into Disposition Development Agreements (DDA) or Owner Participation Agreements (OPA) with private for-profit or non-profit developers. The redevelopment set aside funds can be utilized by the City to assist developers in these types of housing agreements. In addition, the County offers a program to help finance below-market interest rate loans for construction and permanent financing to for-profit and non-profit developers of multi-family housing in which at least 20 percent of the total units are set aside for rental by households at or below 50 percent of median income. This program, the Tax Exempt Multifamily Revenue Bond Program, is administered through the County's Community Development Commission (CDC). To date, the City has not entered into any such housing agreements.

### **Mortgage Credit Certificate (MCC) Program**

A mortgage credit certificate (MCC) is a tax credit that enables low- and moderate-income homebuyers to more easily afford a mortgage, and therefore, become a homeowner. An MCC provides a borrower with tax credit up to 15 percent of the mortgage interest paid each year. The remaining 85 percent of mortgage interest can be taken as an income deduction. This program is administered through the Los Angeles County Community Development Commission. The City does not currently participate in the MCC program.

### **Home Ownership Program (HOP)**

The Community Development Commission of Los Angeles County created HOP to provide home ownership opportunities to qualified first time low-income homebuyers. The program is eligible to households with annual incomes less than 80% of the annual median income for the Los Angeles-Long Beach metropolitan statistical area. Loan amounts are awarded up to \$20,000 or 25% of the purchase price, whichever is the least, with a maximum purchase price of \$170,000. South Pasadena is currently participating in HOP program.

### **Southern California Housing Financing Authority**

The Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties. SCHFA issues tax-exempt mortgage revenue bonds to finance mortgages for first-time low- to moderate-income homebuyers. Funds are available on a first come, first serve basis and are administered through the Los Angeles County CDC.

### **HOME Rental Rehabilitation Program**

The HOME Rental Rehabilitation Loan Program, offered through the CDC, provides financing to qualified owners for the rehabilitation of rental properties. Owners of single-family and multi-family rental properties with 100 percent of all assisted units occupied by tenants whose incomes are below 80 percent of the County median income, are eligible to apply for the HOME Rental Rehabilitation Loan. The City of South Pasadena is not currently participating in this program.

### **Section 8 Rental Assistance**

The Community Development Commission/Housing Authority of the Los Angeles County receives federal funding to provide housing subsidy payments that help eligible households pay their rent. Households at or less than 50% of median income of two or more persons living together, elderly, and disabled persons are eligible for this program. The County is currently funded for 17,697 certificates and vouchers for Section 8 rental assistance.



In addition, up to 350 Section 8 certificates are available to eligible homeless facilities and individuals and up to 100 certificates are available to homeless households that include a person who has AIDS or is HIV-positive.

#### **Shelter Plus Care Program**

This County administered program provides housing assistance for homeless, low-income individuals and families who are also dealing with secondary afflictions such as mental illness, HIV/AIDS, alcohol and/or drug addiction and post traumatic stress disorders.

#### **Multifamily Housing Program**

The State Department of Housing and Community Development has funded a Multifamily Housing Program which provides loans for rehabilitation and new construction of affordable housing.

#### **CalHome Program**

This State Department of Housing and Community Development program provides funds for homeownership programs to assist low and very low income households become or remain homeowners.

### **6.5C Opportunities for Energy Conservation**

As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development. In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. At this time, the City enforces all applicable state and federal laws relative to energy conservation.



## 6.6 HOUSING PLAN

Sections 6.2 through 6.5 of the Housing Element establish the housing needs, constraints and resources in the City of South Pasadena. This section first evaluates the accomplishments of the last adopted housing element and then presents the Housing Plan for the 2000-2005 period. This Plan sets forth South Pasadena's goals, policies, and programs to address the City's identified housing needs.

### 6.6A Evaluation of Accomplishments Under Adopted Housing Element

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the five-year update of their housing elements. These results should be quantified where possible, but may be qualitative where necessary. The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such discrepancies must be discussed.

The 1984 South Pasadena Housing Element identified a series of housing programs with related objectives. The programs would implement the following goals and objectives for housing in the City of South Pasadena:

#### 1984 HOUSING ELEMENT GOALS AND OBJECTIVES

- To maintain the City of South Pasadena as a desirable residential community with public facilities and amenities available to all its residents.
- To provide ample choices of housing free of health, safety and environmental risks for its occupants and all the citizens of South Pasadena.
- To provide equal opportunities in housing to all citizens regardless of race, color, age, sex, religion or national origin.
- To encourage the orderly development of new housing which is designed to complement the character of South Pasadena.
- To replace and rehabilitate substandard housing.
- To support the self-policing and self-monitoring activities of neighborhood organizations.
- To encourage quality construction.
- To ensure that conversions to condominiums and stock cooperatives are consistent with the goals and policies of the City's Housing Element and General Plan to foster individual home ownership efforts.

This section reviews the appropriateness of these programs, the effectiveness of the Element, and the City's progress in implementation since 1984.

### 6.6B Housing Programs in the 1984 Element

The 1984 Housing Element identified and described a number of programs designed to encourage maintenance of the existing housing stock and to allow the development of affordable housing. The following is a discussion of each program.

#### Rehabilitation Grants

In order to encourage the maintenance of the existing housing stock and assist low-income households and senior citizens who would not otherwise be able to afford to keep up their homes, the City offered grants of up to \$5,000 per unit for qualified owner-occupants to make necessary repairs. At the time, this program was available to all qualified households in the City. In 1983, 36 units were repaired under this program. It was expected that



approximately the same number of units would be repaired each year over the life of the plan (1984-1989) unless further reductions in the CDBG program resulted in fewer units repaired.

Currently, the City's Home Improvement Program, offers up to \$10,000 per unit for qualified property owners to rehabilitate and repair their housing units. Records of program recipients were destroyed for all years prior to 1996. Since 1996, a total of 50 grants have been awarded under this program, averaging 10 grants per year. It can be assumed, based on this five-year assessment, that at least 150 units have received funds from the Home Improvement Program since 1984.

## Manufactured Homes

The City had amended its codes to permit manufactured homes on R-1 and R-2 lots throughout the City. At the time, no one had taken advantage of the program. The plan anticipated the provision of housing through this program given the lower cost of manufactured homes when compared to conventional construction.

Manufactured housing is currently permitted in the R-1 and R-2 zones throughout the City. Since 1984, there have been two (2) manufactured type units constructed in the City.

## Condominium Conversion Ordinance

In order to ensure that any rental units which were converted to condominiums were in good condition and would not cause an adverse impact on the surrounding community, the City requires that all such projects meet current building and zoning code requirements. Since the cost of this upgrading is usually high, the effect of the ordinance is to discourage conversions. In addition, conversions in most instances must submit a tentative tract or parcel map for review and approval by the City. As a result, fewer rental units are lost through conversion and the City is assured that all condominiums are in good condition.

Since 1984, the City has processed four (4) condominium conversions. All four (4) conversions, approved between 1990 and 1994, submitted tentative tract or parcel maps for approval by the Planning Commission and City Council in accordance with the City's subdivision ordinance.

## 6.6C Reducing Governmental Constraints

### Mixed Use Development

The City's General Plan, through its policies related to affordable housing, encourages mixed-use development, permitting housing on upper-floors as a permitted secondary use in commercial districts. The zoning code permits housing units above ground floor uses in commercial districts. The existing zoning code provides flexibility in zoning regulations for mixed use projects through the application of a Planned Development zone which requires a zone change to implement. As part of the City's review of the proposed 2001 Zoning Code Update the City could consider the use of a Planned Development Permit process to replace the Planned Development Zone. The Planned Development Permit could provide greater flexibility for development of mixed use projects by allowing the approval of a discretionary permit maintaining the underlying zoning as opposed to a zone change.

The City adopted the Mission Street Specific Plan in 1996 for its historic downtown commercial district along Mission Street. The Plan promotes the development of mixed-use projects and housing units, including live/work spaces and artist lofts, above ground floor commercial uses.



## Guest Houses or "Granny Units"

The zoning code permitted the construction of guest homes or "granny flats" on single-family lots as long as the second units did not have complete kitchen facilities. The advantage of this type of unit is the provision of independent living facilities for senior citizens for remaining in close proximity to their families.

In 1987, the Granny Flat ordinance was revised to permit Granny flat housing units which provide for complete, independent living facilities, including kitchen facilities. Granny Flats are permitted with a conditional use permit in the R-1 and R-2 zones throughout the City. These units have specific development standards and must be occupied by persons 65 years of age or older and related to the family. Since 1987, two (2) such units have been approved and constructed throughout the City.

The General Plan identifies policies to provide land and density opportunities for the creation of affordable housing, including permitting detached "granny" housing units. To implement the goals and policies of the General Plan, the City is currently in the process of revising zoning code provisions to permit the construction of detached "granny" housing units on designated R-1 properties. This revision will provide expanded opportunities for property owners to create affordable housing for elderly residents.

## Conditional Use Permit Procedures

The 1984 Housing Element promoted the use of the conditional use permit and variance procedures to encourage development consistent with City goals. The Element recognized that many lots available for redevelopment are substandard with respect to current development standards in the zoning code since most lots were subdivided and developed prior to the current zoning code.

## Zoning Code Update

The City is currently in the process of updating its zoning code, part of which will address the fact that many of the remaining undeveloped or underdeveloped lots in the City are substandard with respect to existing development standards in the zoning code. In conformance with the goals and policies of the City's General Plan, development standards will be reviewed and possibly modified for these properties to allow for future development on these lots in conformance with the zoning code and to reduce the need for variances to development standards.

Current zoning provisions could possibly present impediments to the development of affordable housing. Changes to the current zoning provisions which could be incorporated into the Zoning Code Update to address these potential constraints which the City may consider include:

1. The provision for a Planned Development Permit providing flexibility in the application of development regulations to mixed use projects
2. Provision for development of detached as well as attached granny units
3. The inclusion of affordable housing incentives allowing for density bonuses and flexible application of development regulations to qualified projects.
4. The provision for emergency shelters within two zoning districts subject to a conditional use permit.
5. The removal of the existing requirement for a conditional use permit to develop two or more units in the multi-family zone. Proposed zoning will allow for development of two or more units in the multi-family zone by right subject to compliance with stated development regulations.



## One-Stop Permit Processing

City staff, including Planning, Building, Fire and Public Works, are all located in one building. Staff works with developers in pre-application conferences to identify potential problems and attempt to resolve them prior to project submittal. The City is currently working on streamlining the permit process by consolidating entitlement applications and review by the City's Design Review Board.

The City will undertake programs to facilitate processing of affordable housing projects by providing assistance to applicants of affordable housing projects with the processing of the application through design review, cultural heritage review and planning commission review by maintaining good communications with the applicant throughout the process and directing the applicant through the required procedures.

## Code Enforcement

The City's code enforcement program is administered by the Planning Department and has historically been reactive in nature, primarily responding to citizen complaints. The Planning Department typically responded to one or two complaints a month. It was expected that the abatement of substandard conditions would continue to average 18 units per year over the life of the plan.

In 1997, the City hired a permanent, full-time code enforcement officer to administer the code enforcement program. The program now involves proactive code enforcement in addition to responding to citizen complaints. In 1998, the code enforcement officer handled seven (7) cases involving housing deterioration. In 1999, only two (2) cases were handled. In all instances, the property owners complied.

Since the City contains only limited instances of substandard housing, and since the majority of the housing stock is of high quality, it is expected that there will be fewer instances of substandard conditions than projected in the 1984 Housing Element.

## 6.6D Additional Programs

The 1984 Housing Element identified a number of additional housing programs suitable for implementation over a five-year period between 1984 and 1989. The following is a discussion of these programs and update.

### Rental Assistance - Section 8

The City's 1984 Housing Element set forth an objective to initiate participation in this program. South Pasadena currently participates in the County's Section 8 Rental Assistance program. To date, 13 units in South Pasadena are receiving Section 8 funds for rental assistance.

## Code Enforcement

At the time, the City proposed to strengthen its code enforcement program of substandard rental properties by utilizing the provisions of Section 17299 of the Revenue and Taxation Code. The City could request that the state deny income tax deductions for interest, depreciation, and taxes to property owners of substandard property until improvements were made. The program would be targeted at property owners who refuse to maintain their property otherwise. To date, the City has not participated in this program.



## Mortgage Revenue Bond Financing

The 1984 Housing Element proposed to pursue the issue of revenue bonds to finance rental housing for senior citizens and first-time homebuyers. It was also noted that the City could join other cities and/or the County to develop and administer this program in order to reduce or eliminate the costs of developing and administering the program. To date, the City has not participated in this program.

## Reuses of the Freeway Extension Right of Way

CalTrans had purchased a number of properties in the proposed path of the Route 710 freeway extension. If either the freeway route was changed or the freeway extension plan abandoned, the City proposed to pursue a program of sales to low- and moderate-income residents in the area. At the time, the City projected that this program could provide low to moderate income housing for at least 120 households if implemented.

The proposed route of the 710-freeway extension was changed in 1991. This resulted in a surplus of a number of housing units. To date, CalTrans has sold ten (10) surplus properties in the previous route to a local non-profit affordable housing developer. These properties contain single-family residences and are rented as affordable housing to low- and moderate-income residents for a minimum of thirty years in accordance with State and Federal requirements. An additional nine (9) properties, containing a mix of single- and multi-family dwellings are currently in escrow with a local non-profit affordable housing developer as affordable housing units. These 9 properties will contain a maximum of twenty (20) units that will be used as affordable housing to low- and moderate-income households. In sum, CalTrans surplus properties will provide a maximum of thirty (30) affordable housing units to low- and moderate-income households in South Pasadena.

## Other Federal and State Programs

City staff would continue to monitor all applicable legislation and explore the potential of any new programs that the City could participate in to assist its low-income, elderly population. The 1984 Housing Element stated that there were very few Federal and State programs that the City could participate in at the time due to severe cuts in funds for such programs. Since 1984, the South Pasadena has become a participating City in the County's Home Ownership Program (HOP) which provides home ownership opportunities to qualified first time low-income homebuyers.

## Summary of Housing Accomplishments

Since the adoption of the 1984 Housing Element, the City of South Pasadena has made progress in the following areas:

### Provision of rehabilitation assistance to over 150 households through the City's Home Improvement Program.

The 1984 Housing Element projected that approximately 180 units would be afforded rehabilitation assistance over the life of the plan. Since that time, all records of the Home Improvement Program prior to 1996 have been destroyed. Since 1996, 50 property owners have received grants to rehabilitate their owner-occupied homes. It is, therefore, safe to assume that a minimum of 150 grants have been awarded since 1984. In actuality, the total number of grants awarded since 1984 is probably 200-250 based on the 1984 projections.



## Adoption of a Senior Citizens' District Ordinance

In 1986, the City adopted development standards specifically for Senior Citizens' Projects. The purpose of these standards is to permit flexibility in site design and development standards in order to encourage the maximum utilization of such property and to reduce the costs to senior citizen residents. When a planned development district for senior citizen projects has been created, it is designated on the zoning map as an overlay zone labeled "PD-SC".

## Section 8 Rental Assistance

The 1984 Housing Element established a goal of participating in the Section 8 rental assistance program administered by the County and assisting 30-40 households over a five-year period between 1984 and 1989. The City currently participates in the Section 8 program and assists thirteen (13) renter households through this program. The County does not maintain records of past household participation in the program, and therefore, the number of units assisted since 1984 cannot be determined.

## CalTrans Surplus Housing

As previously discussed, CalTrans changed the proposed alignment of the 710 freeway extension in 1991. This resulted in a number of surplus properties in the City. Since that time, ten (10) houses have been sold and are rented to low- and moderate-income households. There are an additional nine (9) properties in escrow. These properties include single-family dwellings and multiple family dwellings providing a maximum of twenty (20) affordable units rented to low- and moderate-income households. While the 6 single-family residences are currently rented, they are eligible for purchase by the occupants.

## 6.6E Comparison of 1984 RHNA with Units Constructed since 1984

According to the 1984 Housing Element, the City of South Pasadena had a total regional housing need (RHNA) of 193 units to be developed, including 31 very low, 40 low, 35 moderate, and 87 upper-income units. Based on a review of Building Department records, between 1990 and 1999, a total of 107 housing units have been produced in the City. As previously discussed, records for the period of time between 1984 and 1989 are not available. This shortfall in production in comparison to the RHNA is only to be expected given that South Pasadena, along with the entire Southern California region, was largely impacted by the economic recession in the early to mid 1990s. In addition, there is a small amount of vacant land remaining in the City to construct affordable housing.

Given the lack of available land and high land prices in South Pasadena, the City's 1984 Housing Element recognized the production goals established were high and established quantified objectives for housing production at more attainable levels. These objectives are as follows:

### Loss of less than 2% of the rental housing stock to condominium conversions

Since 1984, the City has approved four condominium conversions. These four conversions total thirty-five (35) units. These conversions constitute less than 1% of the rental housing stock in South Pasadena.

### Section 8 rent assistance to 5-10 households per year (30-40 over the next five years)

The City currently participates in the Section 8 rental assistance program. Section 8 funds are administered and appropriated directly by the Los Angeles County Community Development Commission. Currently, this program assists 13 renter households in South Pasadena. Records of previous participation numbers are not available, and therefore, the total assistance record since 1984 cannot be determined.



Rehabilitation of 30-40 units per year (150-180 over the next five years) as a result of grants and code enforcement

Based on City records, it is unclear how many units were rehabilitated during the life of the previous Housing Element, between 1984 and 1989. The City's 1993 draft Housing Element states that 16-18 units a year were being rehabilitated at the time. This results in 80-90 housing units rehabilitated over a five-year period. Since 1996, 50 units have received rehabilitation grants. Based on these figures, it is projected that approximately 180 units were assisted between 1984 and 1996 and an additional 50 units since then, for a total of approximately 230 units.

Development of up to 75 new units over the next five years. Approximately 25 of these would be affordable to low and moderate income households.

The City's building records prior to 1990 are not available, and therefore, the number of housing units constructed between 1984 and 1989 is unknown. Since 1989, a total of 107 housing units have been constructed, of which only 26 were multiple-family units and 81 were single-family units. It is unclear if any of the units constructed were affordable to low- and moderate-income households. The growth in housing units in South Pasadena has declined since the previous Housing Element was adopted. Since only 107 units have been constructed over the past ten years, it is likely that 75 units were not constructed over the five-year period after 1984 as projected in the Element.

It is important to note that since the 1984 Housing Element, CalTrans has sold ten (10) surplus single-family residential properties as affordable housing units. An additional nine(9) properties, containing a maximum of twenty (20) units of both single- and multi-family units, are currently in escrow. All of the properties sold will be used as affordable housing units to low- and moderate-income households. In sum, this represents thirty (30) new affordable housing units in the City since 1984.

## 6.6F GOALS AND POLICIES

This section of the Housing Element contains the goals and policies that South Pasadena intends to implement to address a number of important housing-related issues. The goals and policies set forth below are intended to further the objectives of the Housing Element, by increasing the availability of housing, preserving existing housing, striving for greater housing affordability, ensuring that housing is accessible to all persons, and removing governmental constraints

### Conserving the Existing Supply of Affordable Housing

The maintenance and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. Future development and preservation efforts must carefully consider environmental, physical and economic constraints to generate housing developments. The following policies are designed to facilitate the maintenance and conservation of existing housing.

**GOAL 1.0:** To maintain and enhance the quality of existing residential housing and neighborhoods in South Pasadena.

**Policy 1.1:** Continue to provide rehabilitation and home improvement assistance to low- and moderate-income households.



- Policy 1.2: Continue to use the City's code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in South Pasadena.
- Policy 1.3: Continue to participate in the Section 8 Housing Assistance Payments Program to assist overpaying renters, and to assist tenants with finding affordable, decent and safe housing.

### Assisting in the Provision of Affordable Housing

To accommodate the housing needs of all economic segments of the population, the same diversity found in the housing supply must be reflected in the cost of such housing. The population segments least able to afford adequate housing are those with low-incomes. Therefore, provisions have been made to facilitate the development of housing, which is affordable to lower income households. Support for a diverse housing supply is demonstrated through the following policies.

- GOAL 2.0: To assist in the provision of a variety of housing to meet the needs of the community.
- Policy 2.1: Use 20 percent set aside redevelopment agency funding to develop new multi-family housing for low-income groups and to develop new single-family housing for first-time low-income homebuyers.
- Policy 2.2: Provide favorable home purchasing options to low- and moderate-income households, such as silent second mortgage assistance and mortgage credit certificates (MCC).
- Policy 2.3: Permit the use of the density bonus as provided for in the City's General Plan if the units are ownership units affordable to low- or moderate-income households.

### Provision of Adequate Residential Sites

The provision of housing is one of the most important issues facing local government. The state legislature recognizes significant housing deficiencies among certain economic segments of California's population, and considers housing availability an issue of 'vital state-wide importance.' South Pasadena places particular emphasis on providing housing opportunities to lower-income households and those with special needs such as senior citizens. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the needs of the City's population as a whole.

- GOAL 3.0: To provide adequate residential sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.
- Policy 3.1: Promote mixed-use development. Continue to permit upper-floor residential and office uses as secondary uses in commercial districts.
- Policy 3.2: Continue to permit artist lofts as a means of adaptive reuse in the Mission Street Specific Plan Area and pursue the conversion of structures consistent with this Policy in other commercial areas through the revision of the zoning code.
- Policy 3.3: Allow detached second or "granny" housing units on designated single-family lots and establish architectural design standards for such units through the revisions of the zoning code.
- Policy 3.4: The City will consider offering any publicly owned sites declared as "Surplus" to non-profit developers of affordable housing on a first right of refusal basis for a time set by the terms of the offer.



## Removing Governmental Constraints

Efforts by government to assist in the creation of new affordable housing is part of the continuum of planning activities needed to ensure that affordable housing is available over the long term. To accomplish this, the City should establish and maintain an ongoing planning function focused on removing governmental constraints to promote affordable developments.

**GOAL 4.0:** Implement an ongoing planning function focused on promoting the provision of affordable housing.

**Policy 4.1:** Explore amendments to the zoning and building codes to reduce barriers and their associated costs to new housing construction, especially for low- and very low-income housing.

**Policy 4.2:** Explore ways to streamline administrative and case processing procedures to reduce the time involved in approval of qualified housing projects.

**Policy 4.3:** Explore the feasibility of allowing for mixed use development projects in targeted areas of the City and the use of a planned development permit process for these projects as part of the Zoning Code Update.

**Policy 4.4:** Explore methods of providing affordable housing incentives as part of the Zoning Code Update.

**Policy 4.5:** Explore areas of the Zoning Code Update which would be suitable for inclusion of provisions and development standards for emergency shelters.

**Policy 4.6:** Evaluate whether to continue to require a conditional use permit for multi-family residential projects proposed within a multi-family zoning district as part of the Zoning Code Update.

**Policy 4.7:** Evaluate whether the Zoning Code Update should allow for development of detached as well as attached granny units in single family zones subject to a conditional use permit.

## Equal Housing Opportunity

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply. The following policies seek to encourage equal opportunity for South Pasadena residents to reside in the housing of their choice throughout the City.

**GOAL 5.0:** To promote equal opportunity for all residents to reside in the housing of their choice.

**Policy 5.1:** Participate in the programs offered by the San Gabriel Valley Fair Housing Council (SGVFHC). In conjunction with SGVFHC, create and implement an outreach program to educate City residents of their rights under fair housing law. Provide public information regarding the San Gabriel Valley Fair Housing Council at City Hall.



## 6.6G HOUSING PROGRAMS

The goals and policies contained in the Housing Element address South Pasadena's identified housing needs and are implemented through a series of housing programs offered through the City's Redevelopment Agency. Housing programs define the specific actions the City will undertake to achieve specific goals and policies. According to Section 65583 of the Government Code, a city's housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

South Pasadena's housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include existing programs as well as several new programs which have been added to address the City's unmet housing needs. The Program Summary included at the end of this section specifies the five-year objectives for each program, funding source, agency responsible, and time frame for implementation.

### Conserving the Existing Supply of Affordable Housing

Preserving the City's existing housing stock is an important goal for South Pasadena. The City supports neighborhood preservation and improvement through housing rehabilitation and improvement programs, and code enforcement.

#### Home Improvement Program

This CDBG-funded program provides grants to assist low- and moderate-income households in the community with funding for necessary home repairs and improvements. Rehabilitation projects have included roof repairs, window replacements, and painting. The maximum amount awarded is \$10,000 per household.

A household may be eligible to participate in the program as long as they are homeowners with dwellings of two units or less and meet the income limits established for the program.

Five-year Objective: The City will continue to use CDBG funds to provide rehabilitation assistance for low- and moderate-income homeowners. The City's objective is to provide 10 per year.

#### Rental Rehabilitation Loan Program

The Rental Rehabilitation Loan Program, offered through the CDC, provides financing to qualified owners for the rehabilitation of rental properties. Owners of single-family and multi-family rental properties with 100 percent of all assisted units occupied by tenants whose incomes are below 80 percent of the County median income are eligible to apply for the Loan Program. South Pasadena does not currently participate in this program.

Five-year Objective: Become a participating member of the Rental Rehabilitation Loan Program and provide loans to qualified property owners provided that funds continue to be available. The City's objective is to provide 5 (5) per year.



## Assisting in the Provision of Housing

Housing prices are relatively high in the City of South Pasadena. To enable more households to own and rent housing in the City, the Housing Element sets forth the following programs.

### **Mortgage Credit Certificate (MCC)**

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicants' mortgage. This allows the homebuyers to have more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The County of Los Angeles administers this program on behalf of participating cities. South Pasadena does not currently participate in this program.

**Five-year Objective:** Become a participating member of the Mortgage Credit Certificate (MCC) program and provide MCCs to income-qualified first-time homebuyers provided that funds continue to be available. The City's objective is to provide five (5) units.

### **CalHome Program**

This program is a State Housing and Community Development program providing funds for home ownership programs to assist low and very low income households become or remain homeowners.

#### **Five Year Objective:**

Provide potential low and very low income households with assistance in obtaining funding for home ownership by providing information on these programs to interested parties.

### **Home Ownership Program (HOP)**

Through the Home Ownership Program currently implemented in the City, the County provides home ownership opportunities to low-income first-time homebuyers. Eligible properties include new or existing single-family properties with a maximum purchase price of \$170,000, which represents 80% of the median purchase price for single-family housing in Los Angeles County.

**Five-year Objective:** Continue to assist low-income first-time homebuyers in South Pasadena through the HOP. The City's objective is to provide five (5) units over the five year period.

### **MultiFamily Housing Program**

The State HCD administered Multifamily Housing Program provides loans for rehabilitation and new construction of affordable multifamily rental housing.

**Five-Year Objective:** Provide developers of affordable housing with information on this program and directions on where to apply for such funding. The City's objective is to provide approximately twenty (20) units of affordable rental housing.

## **Section 8 Rental Assistance**

The Los Angeles County Community Development Commission funds Section 8 rental assistance to eligible renter households and to eligible homeless facilities and individuals. This program provides housing subsidy payments to households at or less than 50% MFI of two or more persons living together, elderly, and disabled persons.

**Five-year Objective:** Continue to assist South Pasadena renters with housing subsidy payments through the Section 8 rental assistance program. The City's objective is to provide assistance to thirteen (13) units.



## Housing Agreements

The City's Redevelopment Agency can assist in the development of affordable housing units by entering into agreements with private developers to provide affordable housing units as part of new housing developments. The City can utilize its redevelopment set aside funds to assist developers in these types of agreements. As previously discussed, the Redevelopment Agency has \$430,280 in set-aside funds and anticipates accruing \$353,000 over the 2000-2005 period.

**Five-year Objective:** The City will enter into housing agreements with private developers where possible to provide additional affordable housing units in South Pasadena. The City's objective is to provide a total of 10 affordable units through housing agreements over the next 5 years.

## Housing Acquisition and Rehabilitation

The acquisition of homes and apartment buildings is a means to provide affordable housing of reasonable quality to low-income households. Under this program, the City's Redevelopment Agency provides funds to purchase deteriorated single-family homes. The property is then rehabilitated and made available to lower income households. The program is funded by the City's redevelopment housing set-aside funds.

Currently, the City's Redevelopment Agency is considering a proposal to use its housing set-aside funds to purchase a single-family home at 308 San Pascual. Should the property be acquired, it will be available for lease by a low-income household.

**Five-year Objective:** The City's objective is to acquire and rehabilitate one (1) unit which will be made available to very low- and low-income households by 2005.

## CalTrans Surplus Housing

A number of surplus housing units resulted from the change in the proposed route of the 710 freeway extension. As previously discussed, CalTrans has sold ten (10) surplus properties to a local non-profit affordable housing developer. These properties contain single-family residences which are currently leased to low- and moderate-income households.

An additional nine(9) properties, containing a mix of single- and multiple-family housing units are currently in escrow with the same local non-profit developer. These 9 properties contain a maximum of twenty (20) units that will be leased as affordable housing to low- and moderate-income households. In sum, a maximum of thirty (30) affordable housing units will be provided to South Pasadena residents as a result of the change in the proposed route of the 710 extension.

**Five-year Objective:** Ensure that the remaining surplus housing units are sold as affordable housing units. The City's goal is to provide up to twenty (20) affordable housing units to low- and moderate-income households by 2005.

## Density Bonus for Affordable Housing

The City's General Plan promotes the use of density bonuses as a developer incentive to provide affordable housing in new developments. The General Plan contains a policy to consider the development of residential units in excess of the General Plan limits if the units are ownership units affordable to low- or moderate-income households. As part of the City's Zoning Code Update, provisions for affordable housing incentives such as a density bonus will be considered.



**Five-year Objective:** Use density bonus as an incentive for developers to provide affordable housing units in new developments where possible.

### Emergency Shelters

The City will continue its emergency shelter referral program administered through the senior center. In addition, the City will investigate entering into participation agreements with neighboring cities and/or Councils of Governments which operate emergency shelter programs to provide emergency shelter services to South Pasadena.

**Five-year Objective:** Ongoing referral services to individuals in need of emergency shelter and evaluate the possibility of entering into participation agreements with other cities and/or Councils of Governments providing emergency shelter programs.

### Providing Adequate Residential Sites

An important element in meeting a community's housing needs is the provision of adequate sites for various types, sizes and prices of housing. The General Plan, zoning code, and specific plans dictate where housing may locate, thereby impacting the supply of land available for residential development.

### Mixed-Use Developments and Adaptive Re-Use

The City's Zoning Code and Mission Street Specific Plan promote the use of housing above ground floor uses in commercial districts and adaptive reuse in the Specific Plan Area permitting artist lofts which provides flexibility in providing affordable housing units. The 1998 General Plan also states policies to encourage the development of mixed use projects within targeted areas of the city. As part of the Zoning Code Update, provisions will be considered for allowing mixed use development within targeted areas and to utilize planned development permits and affordable housing incentives to promote the development of affordable housing as part of mixed use projects.

**Five-year Objective:** Continue to promote the development and use of housing units above ground floor uses in the City's commercial districts through the provisions of the Zoning Code and Mission Street Specific Plan. Consider the use of flexible zoning and affordable housing incentives for mixed use projects which include provision of affordable housing as part of the Zoning Code Update. Provide up to 52 new units of affordable housing.

### Second Units or "Granny Flats"

The City Zoning Code permits the construction of granny flats in the R-1 and R-2 zones throughout the City subject to a conditional use permit and compliance with restrictive development standards including a requirement that the unit be attached. The current restrictions on the development of granny flats may be a deterrent to constructing such second units on residential properties. As part of the Zoning Code Update consideration will be given to whether development of detached granny units should be permitted in order to offer more flexible development opportunities for development of affordable units.

**Five-year Objective:** Provide greater flexibility in the development standards for the provision of second units or granny flats as a means to promote affordable housing units for the elderly.



## Public Surplus Land

The City does not have any identified surplus land. In the event publicly owned land suitable for development of affordable housing is declared "surplus", the City will consider offering the land on a first right of refusal basis to non-profit developers of affordable housing subject to the time limits established in the offering.

Five-year Objective: Consider offering any publicly owned sites declared as "surplus" to non-profit developers of affordable housing for a time period specified within the offering.

## Removing Governmental Constraints

### Land Use Controls

The City will adopt a new zoning code in 2001 consistent with the General Plan. As part of the review of the proposed zoning code, the City will consider including provisions which facilitate the development of affordable housing such as:

1. Identifying zoning districts suitable for development of mixed use projects.
2. Providing a mechanism such as a planned development permit process to allow for flexibility in the application of development regulations to mixed use projects.
3. Allowing for development of detached as well as attached granny units
4. Providing for affordable housing incentives such as density bonuses and flexible application of development regulations to qualified projects.
5. Identification of zoning districts and permitting procedures suitable for development of emergency shelters.
6. The potential for permitting development of two or more units in the multi-family zone by right subject to compliance with stated development regulations.

Five-year Objective: The City will adopt a new Zoning Code in 2001 which includes provisions to encourage the development of affordable housing.

The Housing Element looks to provide flexibility in residential development standards as a way to reduce costs of development and thus, enhance unit affordability. The City will use the Administrative Modification Process as a means of providing flexibility in development standards, such as setback, open space, and height requirements.

Five-year Objective: When it deems necessary, the City will use the Administrative Modification Process to change development standards for affordable housing projects.

### Planned Developments (PD) and Senior Citizens' Projects (PD-SC)

The City's zoning ordinance provides for regulations pertaining to planned residential developments and senior citizens' projects. These regulations are intended to facilitate development of areas designated for residential use by permitting greater flexibility for the development of such areas than generally is possible under conventional zoning or subdivision regulations. As part of the Zoning Code Update, the City will explore the potential to approve the use of a planned development permit for the purpose of providing for greater flexibility in the application of development regulations to planned residential developments

Five-year Objective: The City will consider flexible zoning regulations as part of the Zoning Code Update to promote the development of affordable housing in mixed use developments.



### Provision of Technical Assistance to Developers of Affordable Housing

The City's Community Development Department currently offers handout materials and provides assistance to applicants for Design Review, discretionary or ministerial permits. The Community Development Department will provide the same assistance to developers of affordable housing by providing information on state and federal financial assistance programs and other assistance as necessary to assure that applications for affordable housing projects are processed in a timely and expeditious manner.

**Five-year Objective:** Provide information on state and federal financial assistance programs to developers of affordable housing projects and provide assistance to applicants of affordable housing projects during the preparation, submittal, and processing of applications to the City for discretionary or ministerial permit approvals.

### Promoting Equal Housing Opportunities

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

#### **Fair Housing Program**

The City of South Pasadena refers fair housing complaints to the San Gabriel Valley Fair Housing Council (SGVFHC). The role of the Council is to provide services to jurisdictions and agencies, as well as the general public, to further fair housing practices in the sales or rental of housing. Services provided by the Council include: discrimination response, landlord/tenant dispute resolution, housing information and counseling, and community education programs.

**Five-year Objective:** Continue to provide information on fair housing practices and refer housing complaints to the SGVFHC as needed.



Table VI-38  
HOUSING IMPLEMENTATION PROGRAM SUMMARY

| Housing Program                                             | Program Goal                                                                                                                                 | Five-Year Objective                                                                        | Funding Source                                                      | Responsible Agency                                    |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------|
| <b>Conserving the Existing Supply of Affordable Housing</b> |                                                                                                                                              |                                                                                            |                                                                     |                                                       |
| Home Improvement Program                                    | Provide rehabilitation grants to low- and moderate-income homeowners.                                                                        | Assist 10 units per year                                                                   | CDBG                                                                | City Manager's Office                                 |
| Housing Acquisition and Rehabilitation                      | Use redevelopment set-aside funds to acquire and rehabilitate housing units for affordable housing                                           | Acquire and rehabilitate 1 unit for affordable housing                                     | Redevelopment Set-aside                                             | Redevelopment Agency                                  |
| Rental Rehabilitation Loan Program                          | Provide financing to property owners to make repairs to single- and multi-family housing units                                               | Assist 5 units per year                                                                    | Los Angeles County                                                  | Los Angeles County Community Development Commission   |
| <b>Assisting in the Provision of Housing</b>                |                                                                                                                                              |                                                                                            |                                                                     |                                                       |
| Mortgage Credit Certificate (CCC)                           | Become a participating member of the MCC program to provide tax credits enabling low-income first-time homebuyers                            | Provide 5 units                                                                            | Los Angeles County                                                  | Los Angeles Community Development Commission          |
| Multifamily Housing Program                                 | Provide information on financial assistance programs to developers of affordable multifamily housing for low and very low income households. | Provide 20 units                                                                           | State of California Department of Housing and Community Development | State of California Housing and Community Development |
| CalHome Program                                             | Provide information to low and very low income households seeking to obtain financial assistance in becoming homeowners                      | Provide one unit                                                                           | State of California HCD                                             | State of California HCD                               |
| Home Ownership Program                                      | Provide home ownership opportunities to qualified first-time low-income homebuyers                                                           | Provide 5 units                                                                            | Los Angeles County                                                  | Los Angeles Community Development Commission          |
| Section 8 Rental Assistance                                 | Provide funding to assist renting households                                                                                                 | Assist 13 units                                                                            | HUD                                                                 | Los Angeles Community Development Commission          |
| Housing Agreements                                          | Enter into housing agreements with developers to provide affordable housing units                                                            | Provide 5-10 units                                                                         | Redevelopment Set-aside                                             | Redevelopment Agency                                  |
| Density Bonuses                                             | Use density bonuses as an incentive for developers to provide affordable housing units in new developments                                   | Amend the zoning code to allow for the provision of density bonuses for affordable housing | General Fund                                                        | Community Development Department                      |



| Housing Program                                    | Program Goal                                                                                                                                                                     | Five-Year Objective                                                                                        | Funding Source         | Responsible Agency               |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------|
| <b>Providing Adequate Residential Sites</b>        |                                                                                                                                                                                  |                                                                                                            |                        |                                  |
| Public Surplus Sites                               | Consider offering any public land designated as "Surplus" to a non-profit developer of affordable housing subject to the time limits established in the offering.                | No public land is anticipated to become surplus at this time.                                              | City of South Pasadena | City of South Pasadena           |
| Caltrans Surplus Housing                           | Ensure that the remaining 20 surplus housing units are sold as affordable units                                                                                                  | Provide up to 20-new units                                                                                 | CalTrans               | State of California              |
| <b>Removing Governmental Constraints</b>           |                                                                                                                                                                                  |                                                                                                            |                        |                                  |
| Mixed Uses                                         | Explore zoning code provisions to allow for mixed use development and continue to promote residential development above commercial uses in the Mission Street Specific Plan area | Provide 52 new units                                                                                       | NA                     | Community Development Department |
| Second Units or Granny Flats                       | Continue to permit second units or granny flats throughout the City and provide flexibility in development standards of such units                                               | Provide 4 new units                                                                                        | NA                     | Community Development Department |
| Multifamily Zoning                                 | Consider zoning code provisions to permit, rather than conditionally permit development of multifamily units in multifamily zones through the Zoning Code Update                 | Process multifamily development projects as a "by right" use within appropriate multifamily zones.         | NA                     | Community Development Department |
| Zoning Code Update                                 | Adopt a new zoning code for the City to remove governmental constraints on the development of affordable housing                                                                 | City Council adoption of new zoning code in 2001.                                                          | N/A                    | Community Development Department |
| Land Use Controls                                  | Use the Administrative Modification process as a means of providing flexibility in development standards                                                                         | When necessary use the Administrative Modification process to assist the development of affordable housing | NA                     | Community Development Department |
| Planned Developments and Senior Citizens' Projects | Facilitate the development of senior housing and affordable housing by considering the application of new zoning code regulations such as a planned development permit..         | Consider amended zoning to provide flexible regulations for senior affordable housing projects.            | NA                     | Community Development Department |



| Housing Program                                                                                     | Program Goal                               | Five-Year Objective                                                                     | Funding Source | Responsible Agency                      |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------|----------------|-----------------------------------------|
| Promoting Equal Housing Opportunities                                                               |                                            |                                                                                         |                |                                         |
| Fair Housing Program                                                                                | Further fair housing practices in the City | Continue to provide information on fair housing practices and refer complaints to SGVHC | CDBG           | San Gabriel Valley Fair Housing Council |
| Five-Year Goals Summary:                                                                            |                                            |                                                                                         |                |                                         |
| Total Number of New Units: 131<br>Total Number of Units to be Rehabilitated<br>And/or Conserved: 75 |                                            |                                                                                         |                |                                         |





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